

GATES COUNTY

CAMA

LAND

DEVELOPMENT

PLAN

UPDATE

FOR

**GATES COUNTY,
NORTH CAROLINA**

PREPARED BY

FERREN PLANNING GROUP

Greenville, N.C.

HD
211
.G32
G322
1981

**COASTAL ZONE
INFORMATION CENTER**

PREFACE

The preparation and successful completion of a county-wide plan such as this requires the close coordination of many individuals and organizations. The Gates County Planning Board acted as the central working body during the preparation of this plan and provided local input regarding all aspects of the plan preparation. The Board of County Commissioners, as the final decision-making body, provided the necessary local political decision-making required to finalize the all-important policy section statements of this document. To these two bodies, especially, and to all of the other state and local agencies who contributed their time and source data, we at the Ferren Planning Group express our sincere appreciation.

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A special thanks goes to Wanda B. Askew, Secretary at the County Manager's Office, whose coordinating efforts greatly assisted in the preparation of this plan.

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SUMMARY OF PLAN

INTRODUCTION

This planning report contains a comprehensive update of Gates County's CAMA Land Use Plan, a plan which was originally drafted and adopted in 1976. Both the land use plan update and the 1976 plan were prepared in accordance with the land use planning guidelines established by the N.C. Coastal Area Management Act of 1974, although it should be pointed out the guidelines have been amended significantly since 1976. It is expected that Gates County will update its CAMA plan once again in 1986.

Perhaps some of Gates County's residents wonder why the County has a land use plan. The most important reason is that the plan gives all the residents of Gates County the chance to manage the ever increasing development pressures which are being placed on the lands of eastern North Carolina. By carefully managing land development pressures, Gates County will be able to head-off problems that have occurred in other parts of the country, such as ground water or surface water pollution, inadequate community facilities, or pre-emption of productive land when other lands were available.

PUBLIC PARTICIPATION

Successful planning for any unit of government must include the citizens for which the plan is being prepared. During the update of the Gates County Land Use Plan citizen participation was solicited through two structured forms: a survey questionnaire and public information meetings. Input was also obtained through meetings with the planning board and discussions with local officials and residents.

A total of 2,500 questionnaires, soliciting citizen attitudes on a number of topics, were mailed to Gates County residents. The questionnaire respondents were asked to list according to priority a number of issues. In general, the respondents agreed that new job opportunities and economic development should be encouraged but not at the expense of the County's rural character.

POPULATION AND ECONOMY

An examination of Gates County population trends showed that a population increase of 3.4% was experienced from 1970 to 1980, which is in contrast to the population declines experienced in the 1950's and 1960's. It also showed a 22% increase in the number of housing units, most of which were mobile homes.

Employment records indicate that the economic situation remains largely unchanged since 1976. Agricultural employment, much like other areas of the State, continued to decline while the number of County residents commuting to jobs in surrounding counties increased. On the positive side, there was an increase in trade, finance, insurance and real estate, and government employment.

EXISTING LAND USE

The rural character of Gates County's land use has not changed significantly since 1976. Roads and highways are the largest urban type

land use, followed by residences and commercial operations. Generally, residences are found clustered in communities such as Gates, Roduco, and Eure or in strip fashion along state roads and highways. Farm service businesses, small grocery stores, and service stations are the predominant commercial land uses. As a result, many shopping trips take residents outside of the County.

Forest lands occupy more acreage than any other land use in the County, but 40% of the forestland is in either the Dismal or Chowan River Swamps. The amount of land in forest or agricultural use has been declining in the recent past, perhaps an indication that some lands are not being actively cultivated.

CONSTRAINTS TO DEVELOPMENT

Consideration of development constraints is an important aspect of a land use plan, since it establishes a locality's ability to accomodate future land development. Soils constitute one of the major limitations to development in Gates County because many have poor drainage, high water table and periodic flooding. Soils with these characteristics are often unsuitable for septic tank use or cultivation. Flood hazard areas and wooded swamps are two additional major constraints to development in Gates County.

The schools, roads, and water system in Gates County were all found to be adequate and therefore do not act as a constraint to development. However, there is no sanitary sewer system in the County, which limits the types and density of development that can locate in the County.

ESTIMATED GROWTH DEMAND

Based on the analysis of Gates County's population and economy, it was predicted that moderate population and economic growth could be expected during the planning period. Population growth from 8,800 in 1980 to 9,400 in 1990 was projected, an increase similar to that which was experienced in the 1970's. Growth in employment was predicted, especially with the increased possibility of industrial development now that the county-wide water system is in operation. Yet, from a broad perspective, major population or economic changes are not foreseen, nor are undue demands on existing community facilities.

DEVELOPMENT ISSUES AND POLICY STATEMENTS

Although Gates County considered many different development issues, there was little cause for the County to adopt substantial policy changes or initiatives as part of this plan update. This was primarily because of the moderate amount of economic and population growth that has been occurring in Gates County, plus the amount which is expected to occur during the planning period. Some of the issues addressed by Gates County include pollution of the Chowan River, loss of productive lands to urban purposes, and commercial forest lands.

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INTRODUCTION

PURPOSE OF STUDY

Gates County prepared a Land Use Plan in 1976 in response to the Coastal Area Management Act, passed by the North Carolina Legislature in 1974. The purpose and intent of the act is best described in Section .0101 "Introduction to Land Use Planning" Subchapter 7B - Land Use Planning Guidelines (as amended 9/1/79):

.0101 Introduction

- (a) The Coastal Area Management Act of 1974 establishes a cooperative program of coastal area management between local governments and the state. Land use planning lies at the center of local government's involvement, as it gives the local leaders an opportunity and responsibility to establish and enforce policies to guide the development of their community.
- (b) The purpose of these state guidelines is to assist local governments in each of the 20 coastal counties with the preparation of their own individual land use plans. Each county and the municipalities within the coastal counties are encouraged to develop a plan which reflects the desires, needs and best judgment of its citizens. The land use plans prepared under these guidelines, when considered together, form the basis for "a comprehensive plan for the protection, preservation, orderly development and management of the coastal area of North Carolina," which is the primary objective of the Coastal Area Management Act of 1974.

Further in the guidelines in Section .0201 (c), the heart of why North Carolina communities and counties need to prepare land use plans is described.

.0201 Introduction

- (c) Local governments, through the land use planning process, address issues and adopt policies that guide the development of their community. Many decisions affecting development are made by other levels of governments, and local policies must take account of and coincide with established state and federal policies. Most decisions, however, are primarily of local concern. By carefully and explicitly addressing these issues, other levels of government will follow local policies that deal with these issues. Policies which consider the type of development to be encouraged, the density and patterns of development, and the methods of providing beach access are examples of these local policy decisions.

More significant even than the "requirement" that communities prepare Land Use Plans every five years is the uses that are made of the local plans once they have been completed. In the publication, The Impact of State Regulation of Coastal Land in North Carolina, prepared by Charles D. Liner of the Institute of Government at Chapel Hill, he noted the impact of local land use plans on state and federal decisions:

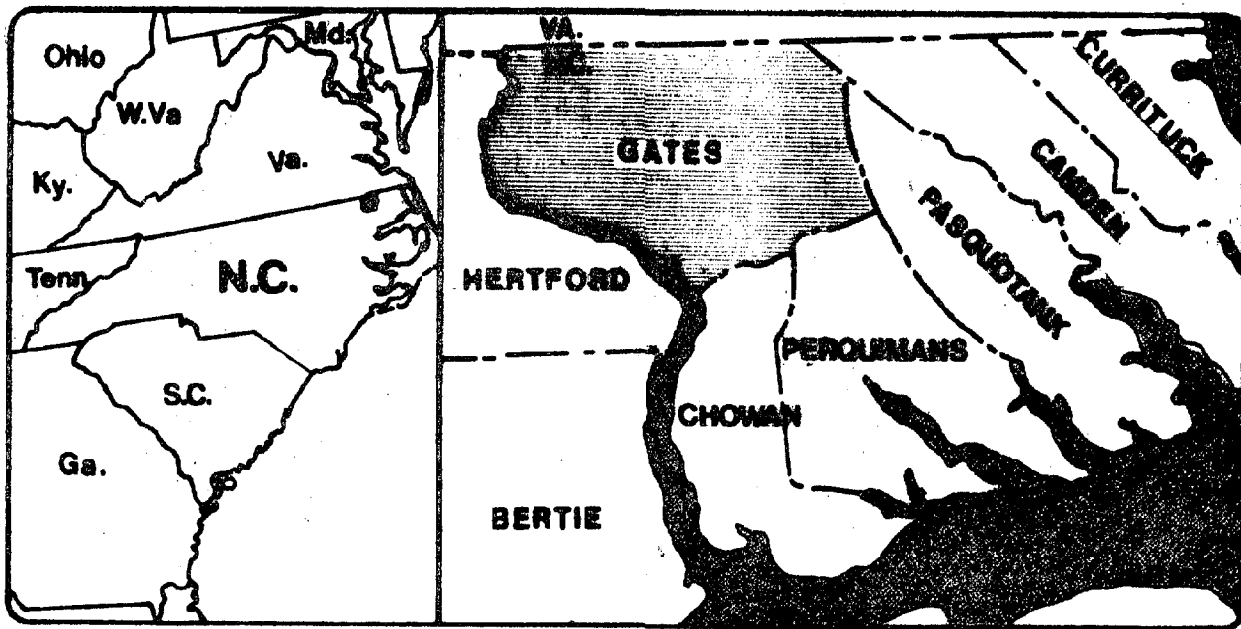
...Land-use plans have a potential effect on (local) land use because:

- (a) CAMA Permits may not be issued for development that is inconsistent with land-use plans (since CAMA permits are required only in AEC's, this effect is limited to land within AEC's).
- (b) Local ordinances and regulations that apply to AEC's must be consistent with the land-use plan; local ordinances and regulations affecting land outside AEC's are subject to review by the Coastal Resources Commission, which is authorized to recommend modifications to the local government.
- (c) Federal actions involving grants, licenses, permits and development projects must be consistent with local land-use plans, as required by Section 307 of the FCZMA.
- (d) In accordance with the Governor's Executive Order Number 15, certain state agency actions and policies must be consistent with land-use plans.

THE STUDY AREA

Gates County is located in the northeastern corner of North Carolina on the state line between North Carolina and Virginia. The County's location within the state and its region is shown on Exhibit 1.

Exhibit 1...Location of Gates County to State and Surrounding Counties



The area to be studied in this plan includes all of Gates County, as well as the Town of Gatesville. The study area is shown on Exhibit 2.

CITIZEN PARTICIPATION

Successful planning for any unit of local government must include the involvement of the citizens for which the plan is being prepared. The necessity of citizen participation in the planning process is recognized by the State of North Carolina and is, therefore, one of the requirements of the Land Use Planning Guidelines of the CAMA Act.

There are various forms citizen participation can take. Some are more successful than others. During the preparation of the 1976 CAMA Plan for Gates County a questionnaire was developed. It was decided that this format would enable the participation of more people than other forms of citizen participation. These questionnaires were mailed to every household in the County and the response rate was good.

The 1976 survey showed that Gates County citizens were most concerned about the needs for adequate medical facilities, better law enforcement, public recreational facilities, adequate community facilities (including a county water system), better educational opportunities and the development of new jobs in Gates County. Since that survey was made and the CAMA Land Development Plan was completed in 1976, the County has been able to accomplish the following:

- Rural Medical Facility
- Community Center
- County-wide Water System (Phase I)
- Participation in the Tri-County Career Education Center
- Fire Department Renovations
- Improved Rescue Squad Efforts
- Improved Police Protection & Equipment

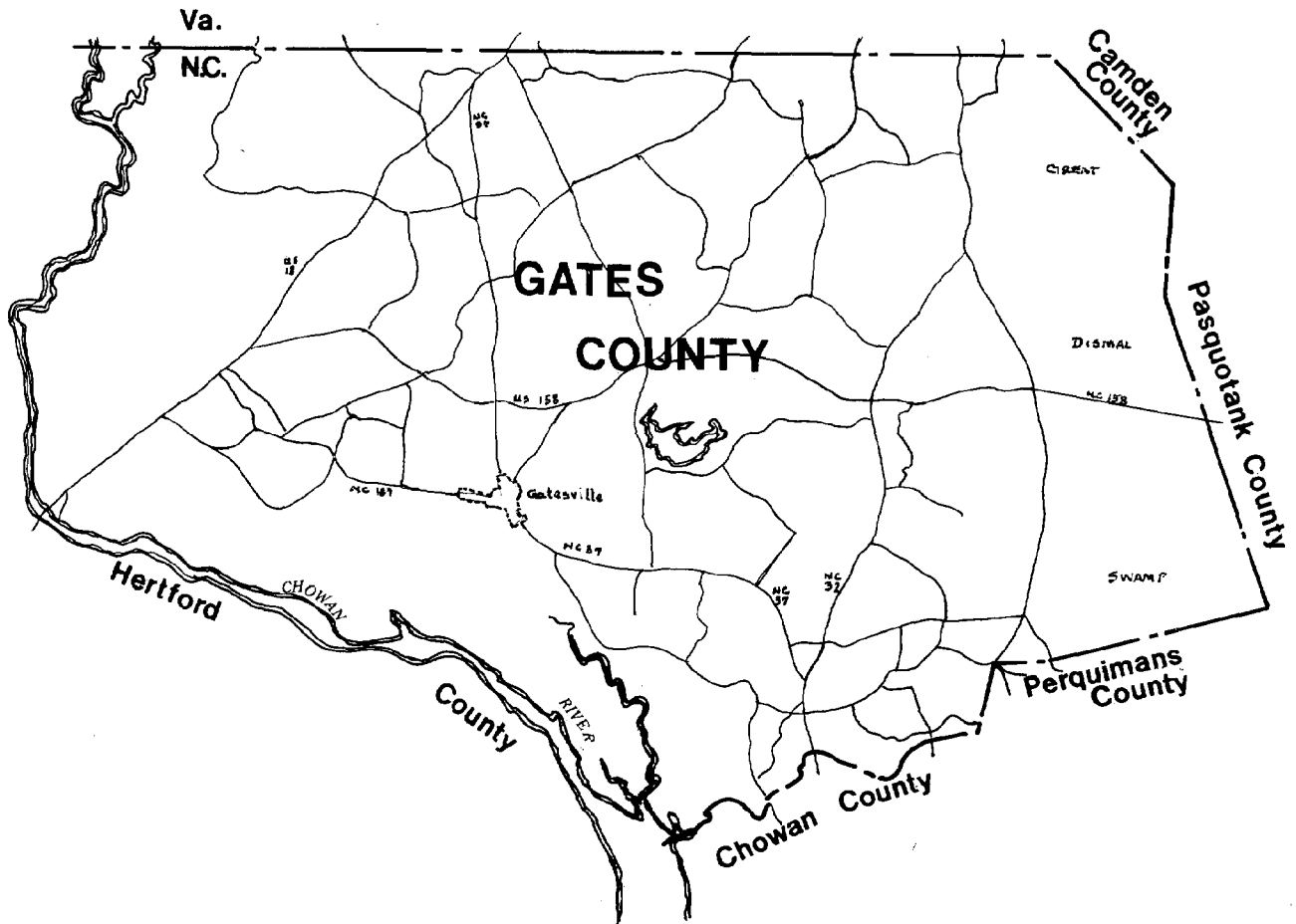
Rather than trying to use a different format, it was decided that using a similar questionnaire to that used in 1976 would provide a good comparison of the opinions of county residents about various issues. Therefore, another questionnaire was sent to county residents. The results of this survey are discussed in following paragraphs.

It should be noted that, while the questionnaire was considered appropriate for determining concerns of county residents about development issues, it was also considered appropriate to offer more opportunities for public involvement during the preparation of the Plan. Therefore, two public information meetings were held during the course of the planning period. The results of those meetings are discussed later in this plan.

Results of the Land Use Plan Survey, 1980

A total of 2500 questionnaires were sent out to county residents in the Spring of 1980. Of these, 553 were returned, representing a 22% response. While this is not a sufficient response rate to be statistically representative of all of the citizens of the County, the tabulated results can provide at least an indication of the concerns and opinions of those who did respond to the survey.

EXHIBIT 2



PLANNING AREA MAP

Gates County Planning Area

Gatesville City Limits

CAMA LAND DEVELOPMENT PLAN
Gates County, N.C.
1980

Characteristics of the Respondents

More than 76% of all persons responding to the survey had completed high school or gone to college. They were 67% female and 33% male. Over 50% of the respondents were non-white and the rest were white. Only 15% stated that they lived on farms. It can be assumed that the rest live in either rural areas or in the various communities around the County.

More than 85% of the respondents were between the ages of 17 and 55. Almost 48% of the respondents reported having individual incomes of less than \$9,000 per year. Of the others, 35% reported incomes of \$9,000 or more. There was no response by 13% on the question of income. Almost 30% stated that they derived most of their income from Tidewater Virginia. Another 17% said they worked outside of Gates County in other North Carolina counties. This amounts to more than 46% of the respondents working outside Gates County, yet living there. There was no response to this question by 21%. This may be explained by the fact that 25% of the respondents said they were unemployed. However, it must be remembered that 67% of the respondents were women, many of whom may be housewives.

Attitudes Toward Existing Conditions

The respondents were asked to rank, according to the degree of need (as they perceived it), the areas of concern they felt needed improvement. The top ten issues are listed in priority order below as determined by the survey respondents.

- | | |
|--------------------|--------------------------------|
| 1. Unemployment | 6. Lack of Shopping Facilities |
| 2. Law Enforcement | 7. Lack of Industries |
| 3. Recreation | 8. Transportation |
| 4. Drugs | 9. Fire Protection |
| 5. Housing | 10. Schools |

As can be seen, the respondents considered unemployment to be the most severe problem in Gates County. Considering the fact that 25% of them were unemployed and 27% were students, this is not a surprising result. The perceived need for better law enforcement and the related problems of drugs in the County are apparently stimulated by an increase in rural crimes in the County over the past few years. And while these are serious issues in Gates County, it is beyond the scope of this plan to investigate the relative deficiencies, whether real or perceived, that may exist in the County.

The other issues listed above are most definitely ones which are germane to this study. Unemployment, lack of job opportunities, housing, etc. are all elements of the physical and economic development of Gates County.

Throughout the rest of this plan, an attempt will be made to determine how serious these problems really are. Those that we found in fact to be problems will be analyzed and alternative approaches to solving them will be explored.

In general, the respondents felt that the County should encourage the development of new job opportunities, but most stated that they wanted to maintain the rural character of the County. For example, over 60% felt that the population should remain the same size or grow at a slow rate.



EURE COMMUNITY...One can see the strong Virginia market ties. Many Gates County residents commute to the Tidewater area daily for employment.



RODUKO COMMUNITY...Former Seaboard RR Depot. Now privately owned, it has been moved back from the old rail line to save it.

Around 50% stated that the County should try to attract small industries, and particularly ones which would have no problems of associated pollution.

REVIEW OF 1976 LAND USE PLAN AND ITS EFFECTIVENESS

Throughout this document, comparisons will be made between conditions as they existed in 1976 and conditions in 1980. These comparisons serve to assess areas where changes have occurred. Specifically, they serve to point out problem areas, whether they are problems of public concern or of major concern to a few.

It must be stressed that the guidelines under which the 1976 Plan was prepared were more general than those used for the preparation of this plan. As a result, direct comparisons are not always possible. In some cases, issues related to public policies on various development problems, etc. were not required parts of the 1976 Plan. Therefore, determining the effectiveness of that Plan in those areas is not possible.

Assessments of changes related to the population and economy are discussed in other sections of this report. It is sufficient to note here that the decreasing trends in the County's population and absence of "real" economic growth were noted in the 1976 Plan. Statements related to future growth were directed more toward improving the living conditions of the existing County population in the future rather than toward how to cope with increased development of land. The reasons for this direction were based on: 1) a decline in population; 2) an absence of new residential (or any other) land use developments and 3) a generally pessimistic view of future growth of the County. In this respect, the 1976 Plan identified the negative trends and made recommendations to accommodate negative growth. Many of these recommendations have been implemented.

For example, a public health hazard associated with individual shallow wells in most of the County's communities was noted. While shallow wells are not in themselves a health hazard, they can become polluted by infiltration of septic tank overflows in areas where the density of residential development is moderate to high. Such was the case in 1976. As a result, the need for a county-wide water system was stated. Provision of public water would make individual shallow wells unnecessary and therefore, reduce the potential health hazard of polluted drinking water. In 1980 the county-wide water system is a reality. Phase I of the system has been completed, and as of this writing, Phase II has been approved by the Farmers Home Administration. The completed system will provide safe drinking water to most of the County's residents.

The county-wide water system proposed in the 1976 Plan was also recommended to improve the desirability of Gates County for future industrial development, thereby stimulating the County's economy. Because the water system has been funded and designed primarily for use by homes and small businesses, the potential for new industrial development has not been improved significantly by its existence. This is not to say that small industries requiring minimal amounts of water could not locate in Gates County. They could. In that respect, the chances for future employment opportunities have been enhanced.

Another problem noted in the 1976 Plan was the sizable increase in the number of mobile homes in the County between 1970 and 1974. The Plan noted

that a Mobile Home and Mobile Home Park Ordinance was adopted by the County in 1973. To this date, this ordinance has not been enforced. A windshield survey of the County showed that mobile homes have continued to increase in the County. With permanent housing costs continuing to increase, the popularity of mobile homes, as a relatively low-cost housing alternative, is expected to increase in Gates County.

Other issues discussed in the 1976 Plan, such as land classification, areas of environmental concern, etc. are discussed in the appropriate sections of this plan, especially where changes have occurred or may occur in the future. Overall it can be stated that, based on the planning regulations required at that time, the 1976 Plan has been as effective as many of the other plans prepared at that time for the coastal counties in North Carolina. However, problems still remain. Those continuing problems are discussed in 1980 terms in the remaining chapters of this report.

CURRENT PLANS & POLICIES

It is necessary to review any current plans which have been prepared for Gates County in order not to duplicate any efforts which have already taken place. Also, it is necessary to look at any current policies used by the County to guide or otherwise encourage new developments. Besides local plans and policies, it is always wise to examine the plans and policies of other units of government which may have a direct impact on future growth and/or development in Gates County. It is therefore the purpose of this section to examine local, state and federal plans and policies which have direct or indirect application to Gates County.

Rules and Regulations of the Gates County Water System - The county-wide water system is only one year old. The rules and regulations which govern the operation and maintenance of the system were adopted by the County Board of Commissioners in April of 1980, when the system officially opened. These rules also contain rate schedules, tap-on fees, installation procedures, the county's responsibilities and the consumers' responsibilities, billing and collection procedures and the reasons why service may be discontinued to any customer. The significance of these rules and regulations will be seen in other sections of this report. However, it can be noted here that they provide the only real tool for controlling future development in the County. This is true because the rules and regulations specify the distances from lines, line sizes required for various densities of development and they explain the amounts of water that can be made available to new industries, should they locate in the county. More discussion of this will follow in later sections.

Mobile Home and Mobile Home Park Ordinance - Adopted by the Gates County Board of Commissioners in 1973, the purpose of this ordinance was to develop mobile homes and mobile home parks according to a specified set of standards. It includes requirements of minimum lot sizes according to the location and according to whether or not a mobile home is on a single lot or in a mobile home park. This ordinance, although adopted, has not been enforced due to a lack of personnel to administer it. Should this ordinance be enforced, it would serve a very useful purpose in guiding the development of new mobile home settlements throughout the County. As noted in later sections, mobile homes appear to be the predominant type of new residential development taking place in Gates County in recent years.

Other Plans - Other plans have been prepared for Gates County in recent years. They include various feasibility studies prior to the construction of the county-wide water system, an appraisal of potential for outdoor recreation, and, of course, the CAMA Land Use Plan, published in 1976. The CAMA Land Use Plan was discussed earlier in this chapter. The other studies, for the most part, were prepared in the early 1970's and are therefore out of date. However, various recommendations from these studies are included in later sections of this report.

Besides local plans related to development, there are several state and federal laws which may be applicable to potential development in Gates County. These are listed below along with very brief descriptions of the types of developments for which each law, statute or regulation applies.

Department of Natural Resources and Community Development, Division of Environmental Management:

- ..Permits to discharge to surface waters or operate water treatment plants or oil discharge permits; NPDES Permits, (G.S. 143-215)
- ..Permits for septic tanks with a capacity over 3000 gallons/day (G.S.143-215.3)
- ..Permits for withdrawal of surface or ground waters in capacity use areas (G.S. 143-215.15)
- ..Permits for air pollution abatement facilities and sources (G.S. 143-215.108)
- ..Permits for construction of complex sources; e.g. parking lots, subdivisions, stadiums, etc. (G.S. 143-215.109)
- ..Permits for construction of a well over 100,000 gallons/day (G.S. 87-88)

Department of Natural Resources and Community Development, Office of Coastal Management:

- ..Permits to dredge and/or fill in estuarine waters, tidelands, etc. (G.S. 113-229)
- ..Permits to undertake development in Areas of Environmental Concern (G.S. 113A-118) Note: Minor development permits are issued by the local government. However, the Office of Coastal Management usually issues them for Gates County).

Department of Natural Resources and Community Development, Division of Earth Resources:

- ..Permits to alter or construct a dam (G.S. 143-215.66)
- ..Permits to mine (G.S. 74-51)
- ..Permits to drill an exploratory oil or gas well (G.S. 113-381)
- ..Permits to conduct geographical exploration (G.S. 113-391)
- ..Sedimentation erosion control plans for any land disturbing activity of over one contiguous acre (G.S. 113A-54)

Department of Natural Resources and Community Development, Secretary of NRCD:

- ..Permits to construct an oil refinery

Department of Administration:

- ..Easements to fill where lands are proposed to be raised above the normal high water mark of navigable waters by filling (G.S. 146.6(c))

Department of Human Resources:

- ..Approval to operate a solid waste disposal site or facility (G.S. 130-166.16)
- ..Approval for construction of any public water supply facility that furnishes water to ten or more residents (G.S. 130-160.1)

Army Corps of Engineers (Department of Defense):

- ..Permits required under Sections 9 and 10 of the Rivers and Harbors Act of 1899; permits to construct in navigable waters;
- ..Permits required under Section 103 of the Marine Protection, Research and Sanctuaries Act of 1972
- ..Permits required under Section 404 of the Federal Water Pollution Control Act of 1972; permits to undertake dredging and/or filling activities

Coast Guard (Department of Transportation):

- ..Permits for bridges, causeways, pipelines over navigable waters; required under the General Bridge Act of 1946 and the Rivers and Harbors Act of 1899
- ..Deep water port permits

Geological Survey, Bureau of Land Management (Department of Interior):

- ..Permits required for off-shore drilling
- ..Approvals of OCS pipeline corridor rights-of-way

Nuclear Regulatory Committee:

- ..Licenses for siting, construction and operation of nuclear power plants; required under the Atomic Energy Act of 1954 and Title II of the Energy Reorganization Act of 1974

Federal Energy Regulatory Commission:

- ..Permits for construction, operation and maintenance of interstate pipelines facilities required under the Natural Gas Act of 1938
- ..Orders of interconnection of electric transmission facilities under Section 202(b) of the Federal Power Act
- ..Permission required for abandonment of natural gas pipeline and associated facilities under Section 7C (b) of the Natural Gas Act of 1938
- ..Licenses for non-federal hydro-electric projects and associated transmission lines under Sections 4 and 15 of the Federal Power Act

ANALYSIS OF CHANGE

INTRODUCTION

The primary purpose of this chapter is to examine what changes have occurred, if any, since the publication of the CAMA Land Use Plan in 1976. As will be seen in the following pages, the changes in land use, population growth and in the economy have been minimal. However, recent trends indicate that there is a potential for future residential growth in the areas of the County near employment centers outside of the County, i.e. the Virginia Tidewater area, Ahoskie and Edenton. This potential development will be discussed in the next chapter. The following is a discussion of Gates County's population, economy and existing land use.

POPULATION

Table 1 shows the population trends for Gates County from 1950 to 1980. As one can see, there was a population loss for the county from 1950 to 1970. The preliminary 1980 Census counts show, however, that the loss has changed to one of growth between 1970 and 1980. While the 3.4% growth in the past decade may not be considered large in and of itself, it does show that the mass outmigration which has been occurring over the preceding 20 years has been "stemmed".

Table 1...Population Trends, 1950-1980

YEAR	NUMBER	PERCENT CHANGE	NO. OF HOUSEHOLDS	POP./ HOUSEHOLD
1950	9,555			
1960	9,254	(6.5)		
1970	8,524	(8.2)	2,622	3.52
1980	8,813	3.4	3,203	3.01

Source: 1950-1970, U.S. Bureau of the Census
1980, Census Preliminary Population Counts

The most significant fact on Table 1 is that the number of households between 1970 and 1980 increased by 581. If the persons per household were multiplied by this number, there would logically have been an increase of 1749 new residents in Gates County. In fact, there was an actual increase

of population of 581. This suggests that outmigration has not really been "stemmed", but rather outmigration is continuing at the same time as immigration is increasing. The preliminary Census figures show that of the seven townships located in Gates County, only Gatesville, Halls and Haslett, showed increases in population. This shows that while these townships were increasing in population and household formation, the other five townships were continuing to experience the mass outmigration of the previous two decades.

In an effort to better understand what is actually happening within Gates County, two additional data sources were used. Exhibit 3 shows the number of mobile home permits issued by the County by township since 1976. Table 2 shows this in tabular form. As can be seen, Reynoldson, Gatesville and Hall townships have experienced the growth of 257 mobile homes (60% of the total growth) over the last five years.

Table 2...Mobile Homes as Percentage of Total Housing Units by Township, 1980

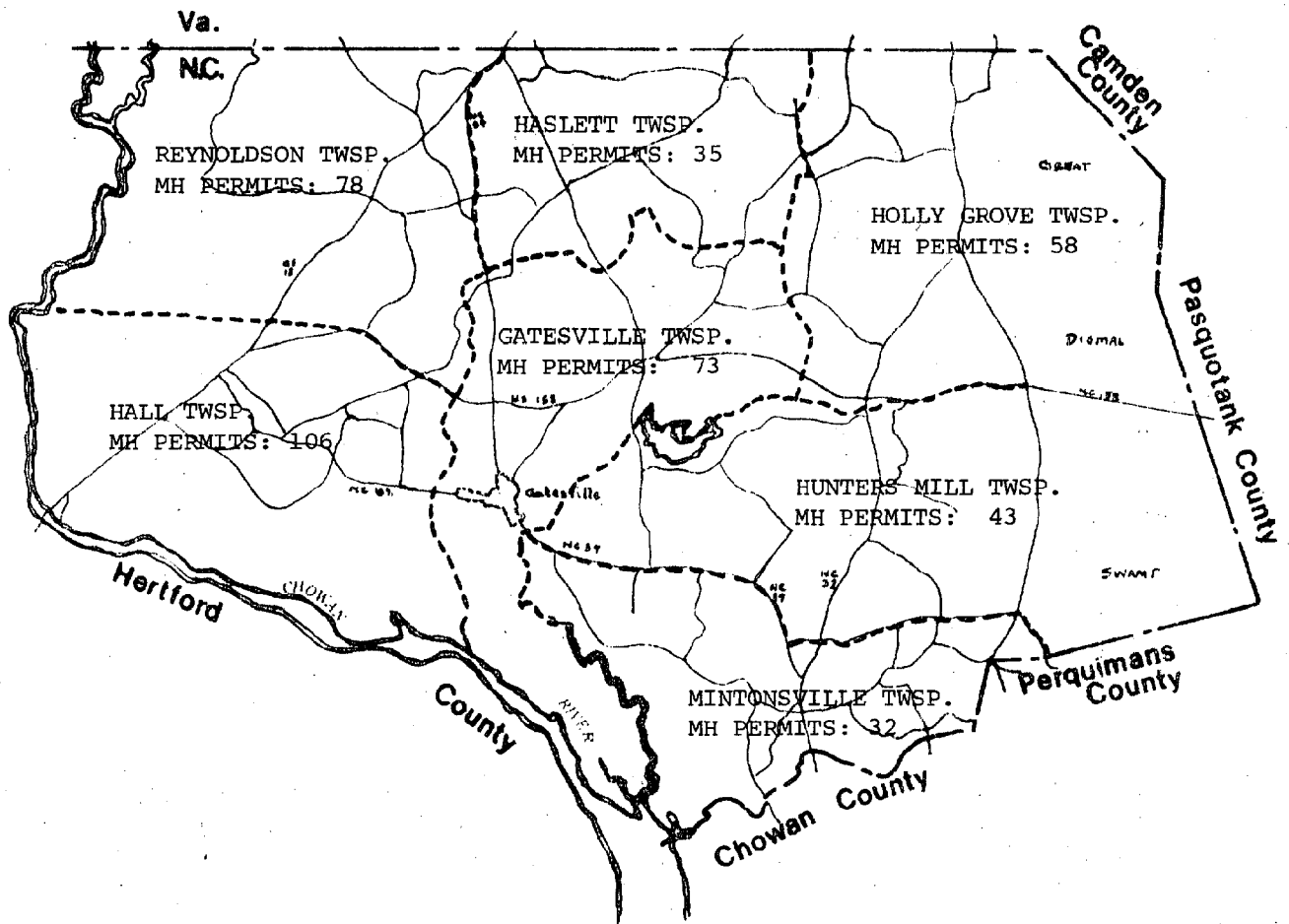
<u>Township</u>	<u>Total HU's 1</u>	<u>Mobile Homes 2</u>	<u>Percentage Mobile Homes</u>
Gatesville	617	73	11.9
Hall	434	106	24.5
Haslett	306	35	11.7
Holly Grove	513	58	11.4
Hunters Mill	466	43	9.5
Mintonville	357	32	8.9
Reynoldson	<u>510</u>	<u>78</u>	<u>15.9</u>
TOTAL	3203	425	13.5

¹1980 Preliminary U.S. Census

²Gates County Tax Office

Table 3 shows the total number of septic tank permits issued in Gates County since 1976. (Records for septic tank permits are not kept on a township basis). Except for 1978, the number of septic tank permits has remained relatively constant. Probably the most significant point to be made about this data is that it does not show only new home development. It also includes septic tank permits issued for older homes which have installed indoor plumbing facilities. This trend, along with the development of the county-wide water system means that fewer households are subject to the problems of septic tank infiltration into neighboring private shallow wells. It also shows that development, even remodeling, is taking place in the County.

EXHIBIT 3



TOWNSHIP BOUNDARIES

PLANNING AREA MAP

GATES COUNTY PLANNING AREA

GATESVILLE CITY LIMITS

MH PERMITS: MOBILE HOME PERMITS ISSUED BY COUNTY TO TOWNSHIPS

CAMA LAND DEVELOPMENT PLAN
Gates County, N.C.
1980

Table 3...Septic Tank Permits Issued, 1976-1980.

<u>YEAR</u>	<u>NUMBER</u>
1976	125
1977	132
1978	175
1979	137
1980 (6 mos.)	56

Source: Hertford-Gates County Health Department, Winton, N.C.

ECONOMY

There are several accepted data sources which can be used to assess the economic strength of a locality, but perhaps the most widely used is employment data by employment sector. Table 4 gives a good indication of the types of jobs held by Gates Countians. These jobs are not necessarily held in Gates County, rather the table shows employment trends of the residents of Gates County, no matter where they work, i.e. in the Tidewater area, Chowan County, Ahoskie or elsewhere. Table 4 also shows the trends in employment from 1970 to 1978, and six months of 1980. As can be seen, Gates Countians have been employed in agriculture less and less during the period shown. Apparently, as they left the farm, they found employment in other economic sectors. Unemployment during this time period has fluctuated, generally downward, from an unemployment rate of 5.4% in 1970 to a low of 3.7% in 1978. The unemployment rate shown for 1980 is due most likely to a seasonal condition of unemployment and therefore cannot be compared to the other years.

Table 4...Civilian Labor Force Estimates, 1970-1980

	1970	1975	1978	June 1980
Employment - Total	2,780	2,770	2,890	2,580
Agricultural	510	460	370	N/A
Nonag. Wage & Salary	2,040	2,090	2,280	N/A
All Other Nonag.	230	220	240	N/A
Unemployment - Total	160	120	110	120
Rate	5.4	4.2	3.7	4.4
TOTAL CIVILIAN LABOR FORCE	2,940	2,890	3,000	2,700

Source: 1970-'78 Estimates from "N.C. Labor Force Estimates, 1979"
N.C. Employment Security Commission
1980, Estimates for month of June only

Note: All estimates are based on Place of Residence

Now that we know what types of jobs are held by Gates County residents, it is necessary to look at the types of employment that are available in Gates County itself. Table 5 provides this information. It shows employment by industry by "place of work". As can be seen, there have been losses in manufacturing employment between 1970 and 1978, as well as losses in other employment sectors. Notably, gains in employment have been registered in wholesale-retail trades, transportation, communications and public utilities

and in government employment...especially in government employment. No other single employment sector showed greater numerical gains during the eight year period. This alone would indicate that Gates County residents are requiring more government services, although there has not been a substantial increase in population, which would normally be associated with such an increase in public jobs. It can be stated then, that federal, state and local agencies located in Gates County provide more jobs than any private sector of the local economy.

Table 5...Employment by Industry by Place of Work, 1970-1978

INDUSTRY	1970	1975	% Change '70-'75	1978	% Change '75-'78
Manufacturing	240	180	(25.0)	140	(22.2)
Nonmanufacturing	680	780	14.7	960	23.1
Construction	-	10	100.0	10	-
Transp., Comm., & Pub. Util.			-	70	75.0
Trade	160	210	31.3	220	4.8
Finance, Ins. & Real Estate	60	90	50.0	110	11.1
Services	60	40	(33.3)	50	25.0
Government	360	390	8.3	500	28.2

Source: "N.C. Labor Force Estimates", 1979, N.C. Employment Security Commission

SOCIO-ECONOMIC SUMMARY

The socio-economic conditions described in the 1976 CAMA Plan appear to be substantially unchanged from then to now. There is still a large out-migration of Gates County residents, traveling to employment centers outside Gates County on a daily basis. Since 1976 there have been no private employment opportunities developed in the County and government employment provides the largest number of jobs of any sector in the local economy. The thrust of the rest of this document will therefore be directed toward an examination of the quality of life within Gates County so that a program can be developed to ensure improvement, or at least maintenance of that life in the future.

LAND USE ANALYSIS

Ferren Planning Group personnel conducted a "windshield survey" of Gates County in early September, 1980. Particular attention was given to crossroads settlements and any notable changes that may have occurred since 1976, such as new or abandoned homes, mobile homes, farm buildings, warehouses, or other significant activities. The data base for this survey were composite U.S.G.S. 7½ minute quadrangle field sheets compiled from 1974 photography and follow-up field surveys. There were some minor differences in the windshield survey data from the quad sheets -- a mobile home here, a dirt road there, but they are considered a more than adequate survey base. Exhibit 4 portrays existing land use county-wide. The changes in land use in Gates County since 1975-76 are imperceptible on a county-wide map. For this reason, they are presented narratively in the following discussion.

GATES COUNTY

EXHIBIT 4



EXISTING LAND USE

-1981-



FORESTS



DEVELOPED



FARMS



WOODED SWAMPS, WETLANDS



WATER

SOURCE: Land Use and Land Cover, Norfolk Va., N.C., United States Geological Survey, Open File 77-789-1, Land Use Series.

NOTE: The source map from which this land use map was taken was based on updated 1972 data. This map is being updated further by faculty at East Carolina University in Greenville, N.C. Upon publication of the updated maps, Gates County should obtain a print in order to compare growth in developed areas and forest areas being cleared.



Again in early October, FPG personnel conducted a follow-up field survey to review the earlier work and concentrate on photographing elements of the countryside. Several impromptu interviews were also conducted with "old-timers" to get a feel for their perceptions of Gates County -- where it's at and where it's going. These discussions largely hit on the local economy, farming and the poor peanut crop this year, where residents work and shop, mobile homes and the recent abandonment of the Seaboard Coastline Railroad line.

General

Outside of the eastern and western county hardwood swamps, Gates County is a mixture of open countryside and forests. Northern sections of Gates County generally have larger farm fields than the east central area. Peanut fields and soybeans are the predominant cash crops in Reynoldson and Haslett townships, while Hunters Mill and Gatesville townships appear to have more corn and soybeans. These latter two townships exhibit a gently rolling topography uniquely diverse from the dominantly flat terrain of northeastern North Carolina. Interesting, horse ranches are located in Hunters Mill Township. Enclosed with white board fences, the rolling countryside and pastoral scene resembles some of the blue grass country near Lexington, Kentucky.

It is not hard to notice that the county has an abundance of roads -- a network of 358 miles of primary and secondary roads all total in 1977. Vehicular access in and out of Gates County is severely limited in the west by the Chowan River and Dismal Swamp to the east, but north-south access is very good. U.S. Highway 13 provides the major tourist route across the county.

Driving into the county from Hertford County on U.S. Highway 13 presents a beautiful visual first impression of the Chowan River and the nearby unbroken panoramic view of level -- but tall cypress spreading out to the north and south. Vacation homes are located on the high western bank of the Chowan River in Hertford County and only a few roads are even present for access through the two to four mile wide hardwood Chowan River swamp. The Chowan River Inn probably saw more prosperity in the days before it was by-passed just to the north by the new bridge.

Eure is an interesting community of about 85 houses and trailers found along N.C. 137. Several late 19th century commercial buildings cluster near the crossroads of N.C. 137, S.R. 1126, and the abandoned railroad tracts -- the former hub of local farm-to-market commerce centered on rail transport. Eure is a stable little rural community where most of the working people are employed in Suffolk, Norfolk, and Ahoskie. Since 1974, approximately 6 new single family homes and 8 mobile homes have located in Eure. A new 8 space mobile home park is also under development -- made practical by the county-wide water system. Mobile home parks come under the county's ordinance and this one will be served by underground electric utilities. Most mobile homes in the county are located on individual lots and not in mobile home parks. Table 8, in a later section describing residential land use, presents a township breakdown of mobile home concentration in the county.

Several miles to the northeast of Eure is the small crossroads community of Roduco. This settlement of less than sixty households was established a hundred years earlier when the railroad came through as a shipment point for locally grown crops (principally peanuts in recent decades) but more importantly as a storage-transport site for agricultural lime and finished goods for the local farm population. The railroad is gone -- tracks pulled up.



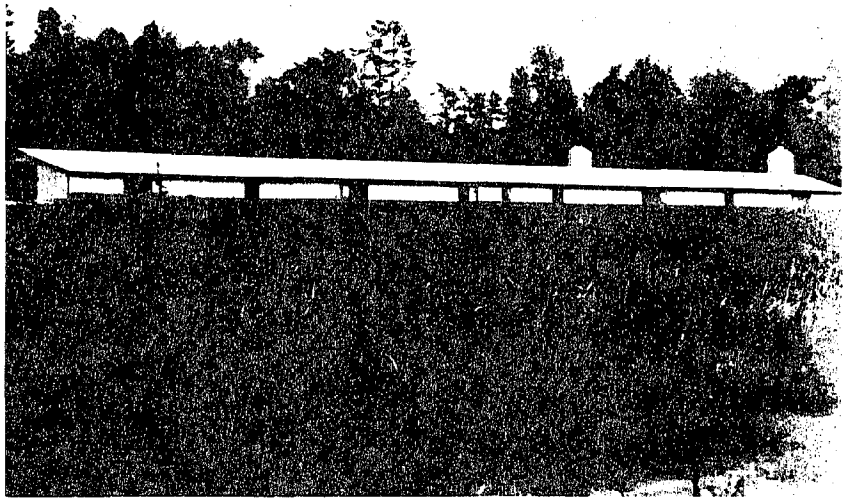
CHOWAN RIVER-HERTFORD COUNTY
SIDE...Just off U.S. 13 bridge,
pulpwood being loaded on barges
for shipment. Many Gates County
residents are employed in Hertford
County by the large commercial
wood companies.

EURE COMMUNITY...Future telephone
poles ready for shipment. Located
on abandoned Seaboard Coastline
Railroad. Pole company will be
shipping poles to Virginia via
truck at higher costs than that
of Railroad. One of about
6-10 county businesses affected.



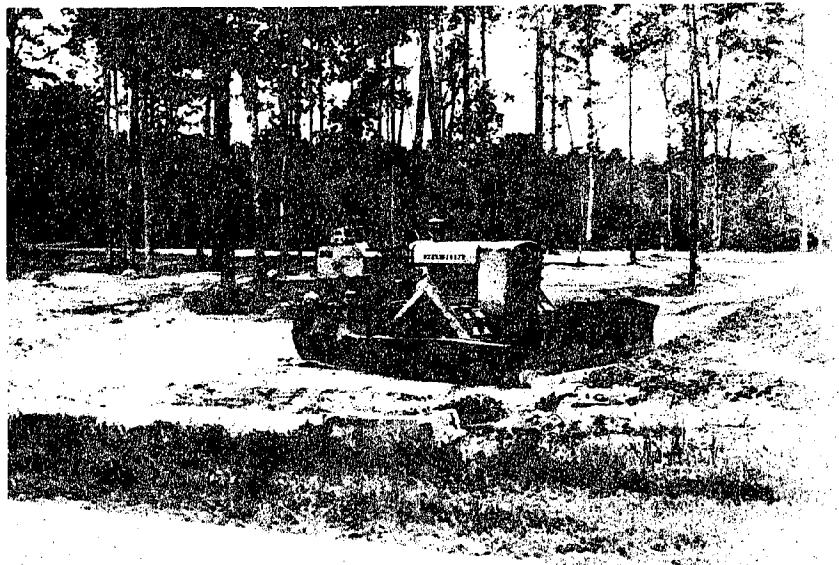
GATES COMMUNITY...Fertilizer
dealer located next to
abandoned railroad. Now ship
and receives by truck.

West of U.S. Highway 13 on
State Road 1202...Modern
hog operation, prevalent in
northern Gates County. Corn
and soybeans are the major
crops in Gates County,
along with peanuts.



EASONS CROSSROADS...New
Gates County Medical Center
& Pharmacy. Located on
SR 1300, north $\frac{1}{4}$ mile from
U.S. 158. The County rescue
squad is located just down the
road.

EURE COMMUNITY...Clearing
for new mobile home park
to contain eight units.
Utilities will be
underground.



A country store is the center of daily activity and N.C. Highway 158 has replaced the train as a transport corridor. Roduco is a quaint settlement with one and two story white frame houses built largely before the 20's. No new construction has been apparent near the old railroad line for some time.

The Gates community is also an old farming settlement that came with the railroad and until recent injections of a handful of new houses and three mobile homes the settlement is little changed from that described in the 1976 CAMA Plan. The several businesses and warehouses in Gates are farm service and supply type dealers and feed/fertilizer supply operators that serve area farmers.

Between Gates, Roduco, and Easons Crossroads to the southeast the cultivated fields are larger than in southern portions of the county.

Gatesville is the largest community in Gates County and it is the county seat. Many of the homes are of the same vintage as in other Gates County communities. But in Gatesville, as well as Sunbury, newer homes have been built in recent years. As the county seat, Gatesville probably has the most diverse land use pattern of any other community in the County, with banks, grocery stores, schools and public buildings. Most of these non-residential land uses are concentrated near the intersection of S.R. 137 and N.C. 37 and along N.C. 37 north and south of that intersection. Similarly, development in Sunbury is concentrated in "strip development" fashion along N.C. 32. Both of these communities can expect some development due to their locations in the County along major transportation routes.

Forests

In 1979, Gates County was reported by the N.C. Forestry Service to have 156,206 acres of forest lands. This is by far the dominant land use covering 71% of the county's land area. Table 6 indicates, however, an alarming decrease of 9,430 acres in forest lands in the twelve year period following 1967, when 165,636 acres were reported by the U.S. Census of Agriculture. This 5.7% decrease in timberland acreage may be partially explained by differing inventorying methods employed by the two reporting agencies. Such a decrease would be the most significant recent change in county land use, especially when compared to the single largest (by acreage) man-made land use category -- roads, they take up only 2,604 acres by comparison.

Roughly 60,000 acres, or 2/5 of all forest lands are located in the Dismal Swamp and Chowan River Swamp. These two areas seem little threatened by over clearing, poor management, or deforestation because of their natural water defenses, while better drained sections of the county will continually undergo some annual shifting from forest cover to agricultural usage as demands for wood and agricultural products vary with time.

Despite an apparent decrease in forest cover, Table 6 reveals that lands under cultivation are not increasing as a result. Some of the acreage seems to have gone into pasture land, a category that increased by 1,000 acres from 1969 to 1974, but a direct comparison of the data through 1979 is not possible at this writing because the most recent Census of Agriculture has not yet been published. A large proportion of the depleted timber land may be simply unmanaged "scrub" land that is not being recycled into active farming of tree growing enterprises.

Table 6...Agricultural/Forestry Acreages 1967-1979

	<u>1967</u>	<u>1969</u>	<u>1974</u>	<u>1979</u>
Acres in Farms		86,312	82,858	
Avg. Size (acres)		141	192	
Percent of Land				
Area		40.0%	38.4%	
Cropland	44,265		44,095	
Pasture	2,368		3,360	
Forests	165,636			156,206

Source: U.S. Census of Agriculture, 1967, North Carolina Forestry Service Estimate

Table 7...Acreage of Major Crops and Inventories of Livestock for North Carolina and Area Counties, 1977

	ACRES HARVESTED IN 1977					INVENTORY NOS.	
	Corn for Grain	Soybeans for beans	Peanuts	Tobacco	Cotton	Cattle 1/1/77	Hogs 12/1/76
Gates	19,500	11,400	7,400	180	-	3,100	29,500
Perquimans	22,800	29,850	3,200	-	-	2,000	39,000
Bertie	37,750	17,500	23,400	3,950	270	4,900	31,000
Hertford	19,900	9,800	14,650	2,200	540	1,200	10,400
Chowan	13,700	12,900	6,250	360	580	1,700	20,000
STATE							
TOTAL	1,690,000	1,320,000	166,000	392,600	83,000		1,940,000
							1,080,000

Source: N.C. Department of Agriculture, Crop and Livestock Reporting Service

Agriculture

The central and northern sections of Gates County are well drained and principally under cultivation, but farming takes place throughout all drained sections of the county with roughly 44,000 acres reported both in 1969 and 1974. Reports from 1978 indicate a total of 46,400 acres in production... an increase of 2,400 acres since 1974.

Corn for grain, soybeans and peanuts remain the three major cash crops by acreage raised in Gates County. Table 7 gives acreages of major crops harvested and livestock production in 1977 for Gates and several nearby counties. According to FPG staff conversations with several local farmers, all three crops took a beating in 1980, because of the extended dry weather that plagued area farmers. Peanuts seemed particularly hard hit as evidenced by one local warehouse operator who did not even open for business as usual in September of 1980.

Livestock production is another farming activity that shows up on the county landscape. Hogs in hand in 1976 totalled 29,500 and modern hog parlors dot the land with the most notable concentrations in northwestern Gates County.

Average farm size in Gates County is increasing along with established trends on the state and national level. Between 1969 and 1974, average farm size increased from 141 to 192 acres.

Residential

Housing in Gates County appears mainly as single family site-built homes, but there is a growing number of mobile homes. The FPG land use surveys uncovered no subdivisions of greater than 10 houses outside of Gatesville and the several largest crossroads communities. Recently added homes or trailers are locating on isolated home sites or in small clusters of two to four lots fronting on existing state roads.

The major change in housing that has come to Gates County is the increasing proportions of mobile homes as a percentage of total housing. The table below illustrates the increase in mobile homes over the last twenty years and particularly during the 1970 to 1980 decade. The influx is even more dramatic when noting that 309 out of 544 housing units (57%) added during the decade were mobile homes. Increasing concern by local officials over the numbers of mobile homes appearing in the county led to the adoption of mobile home and mobile home park regulations in 1973.

Table 8...Mobile Homes in Gates County, 1960-1980

<u>YEAR</u>	<u>MOBILE HOMES</u>	<u>TOTAL HOUSING UNITS</u>	<u>% MOBILE HOMES TO TOTAL</u>
1960	8	2456	0.3%
1970	116	2615	4.4%
1980	425	3159	13.5%

Source: U.S. Census of Population; the 1980 total unit count is from the Preliminary Census and mobile home figure was obtained from county tax records.

The flow of mobile homes into the county's housing picture has been precipitated by a number of factors that seem unlikely to change in the next decade. Some of these factors are the sharply rising site-built housing cost, improved mobile home size, quality, availability, and long term financing in a price range that matches Gates County's substantial low and moderate income population.

As with the placement of site-built single family homes, people opting for mobile home living will predominately locate on individual lots in singles or small groups of two or three instead of larger subdivisions or mobile home parks.

With time, there is a distinct possibility that mobile homes could constitute forty to fifty percent of all housing units, matching the relative percentage of low and moderate income population, increasing smaller family size, and

elderly population. Substantial thought by county residents and local officials should be directed at the implications of such a large proportion of the county's housing stock in mobile homes. Some implications are: reduced taxes, abandonment, shorter life of unit, etc.

Commercial/Industrial

There is very little commercially developed land in Gates County. Smaller grocery stores and service stations are located at larger cross-roads communities. Major shopping trips for groceries and consumer goods take residents out of county. Farm service related businesses form the largest commercial land use category. Lane's Farm Supply, Priddy's Fertilizer Warehouse and Seed Company, and several farm equipment and truck dealers are examples.

Summary

Gates County's rural character has not significantly changed in the past five years. There have, however, been changes with more mobile homes, less forest cover, more hog parlors, a few more abandoned 19th Century buildings, a new county medical center, and an abandoned railroad.

There is a continuing movement from farm to non-farm rural settlement and in-migration of housing and particularly mobile homes that are filtering their way into the countryside and crossroads communities almost unnoticed. Adding 534 housing units in ten years is certainly not a rush, but when compared to less than 160 units added the previous decade and a nearly stable population base for the entire first half of this century...it is significant. There seems to be plenty of room and the local populace's attitude is one of acceptance, a good sign. One of the interesting aspects of the non-farm rural residential "growth" in Gates County that distinguishes it from some of its neighbors is the lack of recreational community growth and the accompanying problems. Immigration is a positive sign that rural living is becoming more popular and Gates County is located such that a family can live in a good rural atmosphere and yet be within a brief 20-minute drive of several towns and cities -- taking advantage of both.

CONSTRAINTS TO DEVELOPMENT

INTRODUCTION

There are many constraints to future growth and development in Gates County. Not all of them are physical constraints. The loss of population over the past 30 years is, in itself, a major constraint to development of any kind. However, it is the intent of this section to discuss only physical constraints to development. Those "non-physical" constraints are discussed in other sections of this report.

Physical constraints to development in Gates County were discussed at length on pages 31-45 in the 1976 Plan. Since no changes have occurred they are summarized in this plan update in order to prevent duplication of previous efforts. The major exception is the discussion of the impact of the county-wide water system, which is discussed in some detail as it relates to future growth and development.

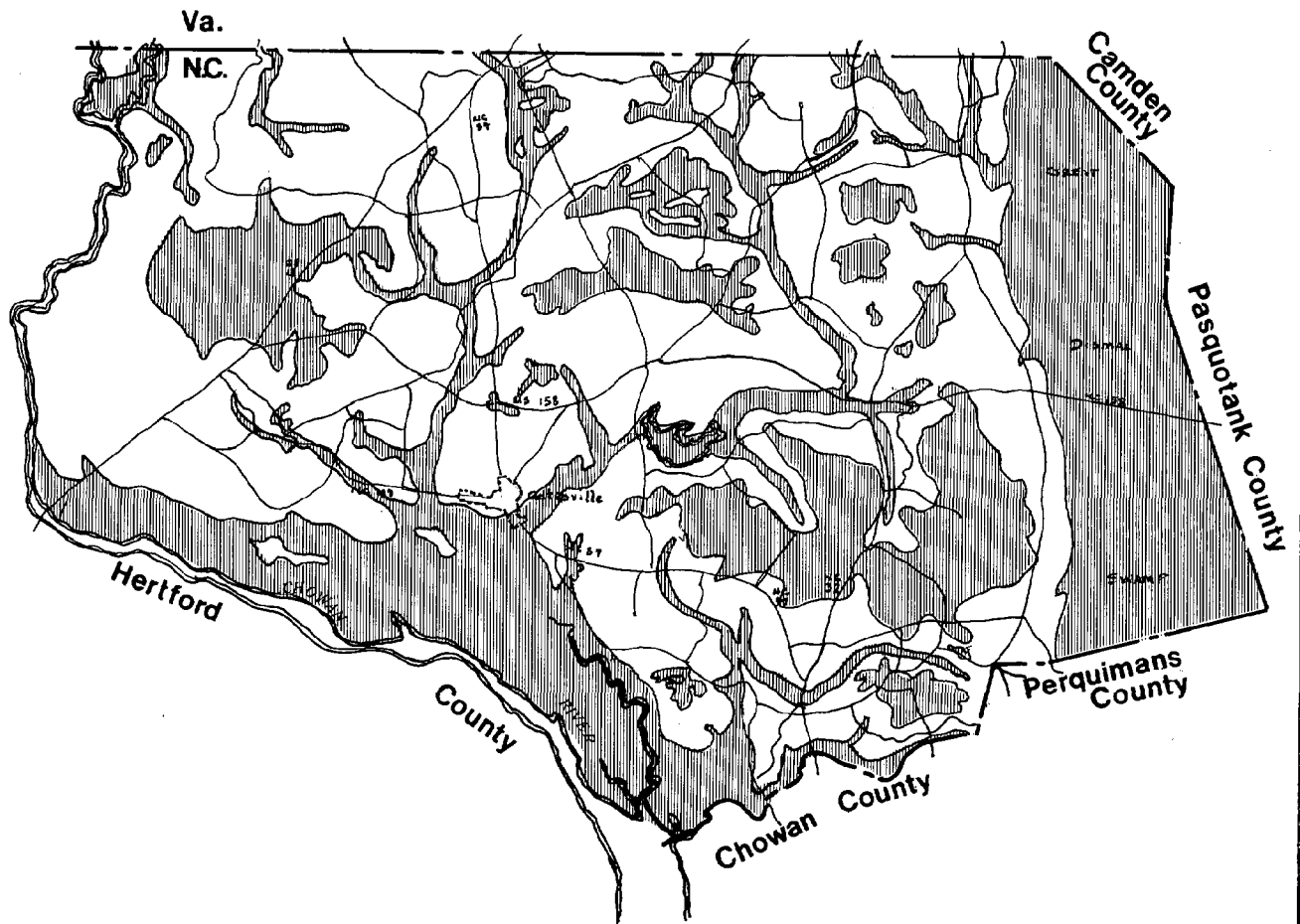
SOILS

The suitability of the land or soils to accept human developments is one of the most important subjects one can discuss in a land development plan. As stated above, the limitations of the soils in Gates County were discussed in detail in the 1976 Plan.

There are six major soil associations in Gates County, each with its own characteristics which determine whether or not it is suitable for developmental activities. Generally, it can be stated that there are severe limitations in all six soil associations for septic tanks due to poor drainage, high water table and periodic flooding in some areas. Exhibit 5 shows a composite of the soil associations which contain the most severe limitations for septic tanks, residential or industrial developments, roads and streets and almost any other type of development. In fact, most of the land shown as "areas with severe constraints" for development are only marginally suitable for general agriculture. This land makes up 39 percent (86,000 acres) of all the land in Gates County. Included in these areas are the flood plains of the Chowan River and other major streams in the County, as well as the Great Dismal Swamp in the eastern end of the County.

Fortunately, almost all of the County's communities have been established on soils which have only slight to moderate limitations for development.

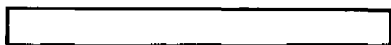
EXHIBIT 5



LIMITATIONS OF SOILS FOR DEVELOPMENT



Areas with severe constraints



Areas with few constraints

CAMA LAND DEVELOPMENT PLAN
Gates County, N.C.
1980

It should be noted that, within those areas shown on Exhibit 5 as having severe constraints, there are pockets of land which may not contain the same severity of limitations for development. Conversely, there are pockets of land in the rest of the County which may have worse limitations than surrounding lands. For that reason, future developers should be encouraged to seek advice from the local Soil Conservationist prior to construction to ensure soil suitability for whatever purpose the development is intended.

PUBLIC FACILITIES

The only county-wide public facility is the water system. It was completed in April, 1980 and therefore has had only a few months of operation time. As of August, 1980 the system was serving 1,357 customers. This number includes residential, commercial and industrial users, although the commercial and industrial users do not make substantial demands on the system. The N.C. Department of Corrections (prison camp) is the largest user, using approximately 515,000 gallons of water per month.

The system contains 3 wells and one treatment plant with a 1,000 gpm pumping capacity. It also has 3 elevated storage tanks, with a total storage capacity of 600,000 gallons. Water lines range in size from 1½ inches to 8 inches. The smaller lines generally are located in the more remote parts of the County. Exhibit 6 shows the 4"-8" lines and other system components as they exist now. The system will be increased somewhat with the construction of Phase II, recently approved by the Farmers Home Administration.

Water usage records to date show that the system is meeting demand without any problems. This is due in part to the very good pumping capacity of the system's wells, adequate storage capacity and the fact that there are only a few customers which use more water on a daily basis than a typical residential customer. This is certainly enough excess capacity to accomodate new residential growth as well as industrial growth, as long as the potential industry is not water-intensive.

More than just providing potable water to Gates County residents, this county-wide water system represents Gates County's commitment to utilize government programs and funds to provide needed services to its residents as these programs become available. There is no sewer system in Gates County.

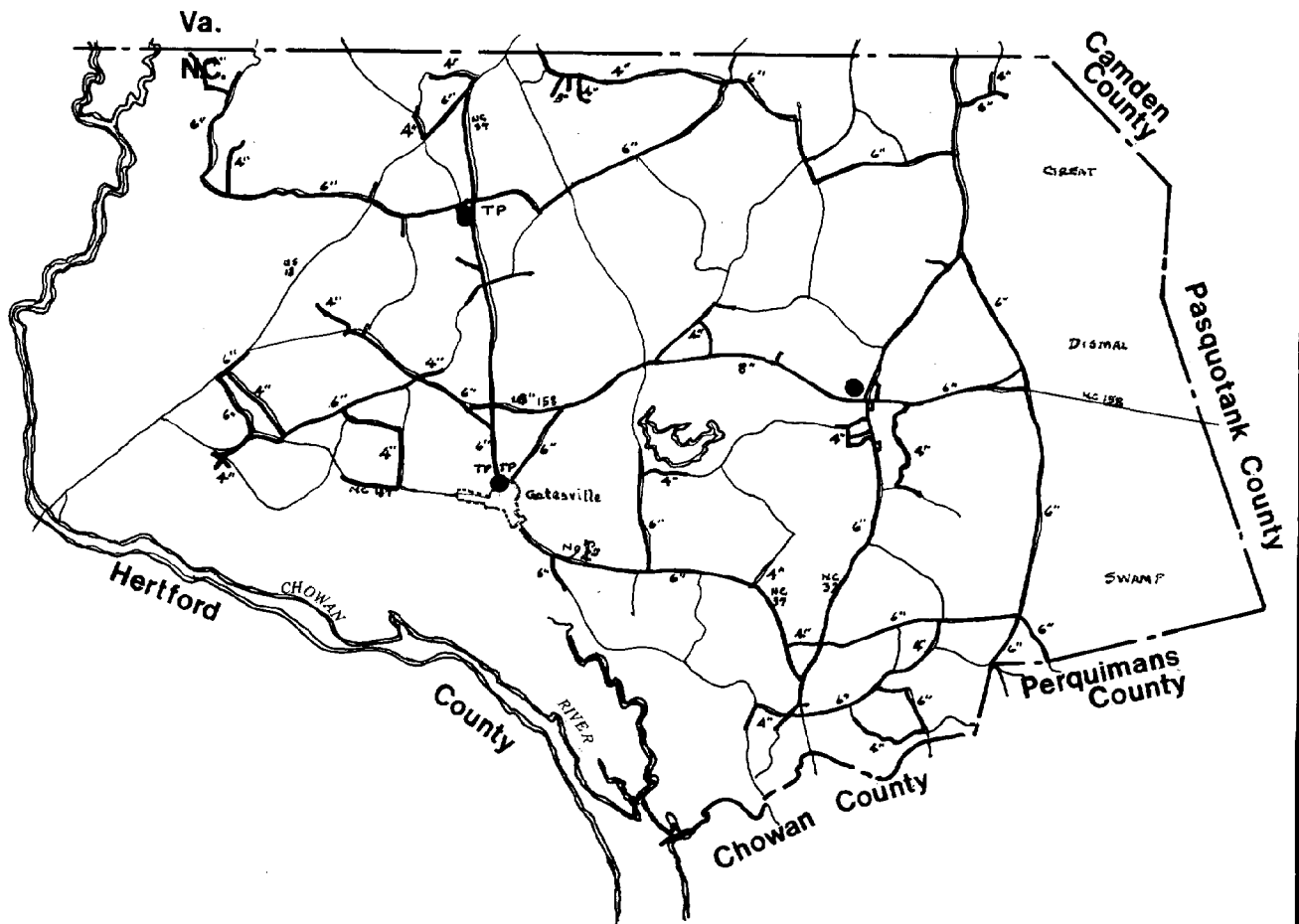
SCHOOLS

The Gates County school system consists of four elementary schools, one high school and one junior high school. The 1979-80 school year enrollment for all schools was 1,853. This represented a five percent decrease in enrollment from the 1978-79 school year and is part of a downward trend which began several years ago. The State Department of Public Education has projected this trend to continue at least through the 1983-84 school year. According to the County Board of Education all school facilities are in good physical condition with the exception of the Sunbury School. This school was built in the early thirties and due simply to age will require major renovation or replacement during the next 10-15 years.

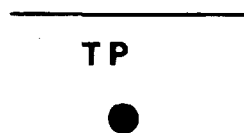
ROADS

As mentioned in earlier sections, Gates County has 84 miles of primary roads, including U.S. 13, and 275 miles of rural - secondary roads. Of the

EXHIBIT 6



WATER SYSTEM MAP



Water Lines & Sizes
Treatment Plants & Wells
Elevated Storage Tanks

CAMA LAND DEVELOPMENT PLAN
Gates County, N.C.
1980

total 359 miles of roads, 246 or 69%, are paved. According to officials at the North Carolina Department of Transportation, all of the roads in Gates County are utilized well below design capacity. In terms of economic development potential, the major constraint lies in the fact that there is no major east-west highway which can provide the same carrying capacity as U.S. 13 to the north and south.

SOLID WASTE

Solid waste collection is accomplished through placement of dumpsters at strategic locations throughout the county. Residents are allowed to dispose of their solid wastes at these various sites. The county, via contracted services, empties the dumpsters twice a week and takes the refuse to the county landfill, which is also operated through a contractor. The landfill is located off U.S. 158 two miles west of Sunbury. Estimated remaining useful life of this landfill site is three years, or approximately 1984.

EXCESSIVE SLOPE (12%)

The topography of Gates County is generally gently sloping. There are, however, some areas where slopes equal or exceed 12% (drops in elevation of 12 feet per hundred linear feet). However, all of these areas are located in major drainage areas in the County and are within the areas shown on Exhibit 5 as having severe limitations for urban-types of development.

FRAGILE AREAS - NATURAL

The Chowan River has been designated as an "area of environmental concern" because it is an estuarine stream. Also included as an AEC is the River's coastline to a point 75 feet from the mean high water mark. Regulations of the Coastal Area Management Act and the U.S. Corps of Engineers specify the types of development which may be permitted along its banks. These were generally any development which is water-related and which will neither restrict navigation, nor cause any negative environmental impact on the stream or on land upon which access to the development would be required. These restrictions also apply to "public trust waters" (all navigable, public waters in the county), which are also classified as AEC's.

The vastness of the great wooded swamps along most of the county's side of the Chowan River prohibit access to the river and therefore act as a constraint to developments on it. The swamps themselves, while not declared "areas of environmental concern", are believed to provide two very important natural functions for Gates County. One is that surface runoff from agricultural activities, which contains varying degrees of nutrients from fertilizers, are filtered by the wooded swamps, thereby preventing surface runoff pollution of the river. The second function of the wooded swamps is to act as a barrier against floods by diffusing both the velocity of flood waters and by dispersing them over the large areas of the swamps themselves. Development within these swamps is impractical at best and regulated anyway by the U.S. Corps of Engineers through "dredge and fill" restrictions.

There are no unique geological formations, nor are there any other types of registered natural landmarks within Gates County. Also, there are no known marketable mineral resources in Gates County.

FRAGILE AREAS - MAN-MADE

There are only two registered historical sites in Gates County...the Elmwood Plantation near Vivian and the old Gates County Courthouse located in downtown Gatesville. There has been no detailed investigation of archeological sites in the County. While no major developments are expected during the planning period, should one or more occur, the County should ask the State Division of Archives and History to verify that no archeological sites would be disturbed by such development(s).

FLOOD HAZARD AREAS

Gates County is participating in the Federal Flood Insurance Program and administers this program through the Tax Supervisor's Office. The Federal Flood Insurance Administration has identified 100-year flood elevations on maps it prepared in 1978. To date, no applications for flood insurance for new structures within the 100-year hazard area have been applied for. The reason is that new homes and commercial buildings are not being built within these areas. Therefore, flood hazard areas and the County's participation in its flood insurance program appear not to represent any constraints on development in Gates County.

BULK STORAGE FACILITIES

No hazardous bulk storage facilities were identified in Gates County through either this land use survey or from knowledge of local officials. Therefore, such facilities do not act as a constraint on development in Gates County.

Summary

The physical constraints to development (flood plains, severe limitations for septic tank usage, etc.) are not so severe as to limit any new development within Gates County. However, they are severe enough to require careful pre-development investigations, including seeking advice from the local Soil Conservation Service and other state and federal agencies in order to ensure proper site planning and to ensure that all state and federal regulations are complied with.

Public facilities, especially the county water system have some excess capacity to accomodate new growth. New industrial growth will require that they be non-water-intensive.

Neither roads, schools or natural or man-made fragile areas should present major constraints to developments over the next ten years, due to the fact that this development is expected to be limited in degree. Should any major development occur, however, such as the location of an energy facility within the County, it would become necessary to ensure that neither natural nor man-made fragile areas would be negatively impacted.

ESTIMATED GROWTH DEMAND

INTRODUCTION

Thus far in this report existing conditions and changes in conditions which have taken place since the last CAMA Land Use Plan was prepared have been analyzed. Also, note has been made of the capacity of the land and public facilities to accomodate new growth. It was noted, however, in the second chapter that population and employment growth in Gates County has not been at a rate that Gates Countians would like to see. It is in this chapter that an analysis will be made of the potential growth which may occur in the County over the next ten years.

ESTIMATES OF POPULATION GROWTH

The State of North Carolina, Department of Administration makes periodic estimates of population growth for every county in North Carolina. These estimates are derived from mathematical models which include variables such as location within the State, past population growth and new industrial locations. The most recent estimates made by the State indicate that Gates County should not experience the population losses of the past, yet they do not indicate any notable increases in population. The State's 1979 estimate of population for Gates County for the year 1990 is 8,100. Recalling that the preliminary Census count for 1980 was over 8,800, the State may want to revise its estimate in the very near future. At this writing they have not revised their estimate. Even so, it is reasonable to assume, based on the 1980 Census figures, that Gates County will experience an increase in population by 1990 at least as large as it did in the 1970-1980 decade.

Assuming, then, a 1990 population of 9,400 for Gates County, it seems unlikely that such an increase would cause undue development pressures on the County as a whole. However, the increased activity in the Reynoldson, Gatesville and Hall townships noted in the number of mobile home permits indicates that it is reasonable to expect this trend to continue into the near future. The summary at the end of the existing land use analysis noted... "There is a growing physical evidence that non-farm rural development will continue to increase in Gates County...". The fact that mobile homes appear to be the only realistic, affordable form of single family housing available to large numbers of families in this area indicates that this type of non-farm rural development is the "form" that future development will take in Gates County. With an increase of ± 100 new people in the County each year for the next ten years, it can be stated that the public facilities can

accommodate that growth. It can also be stated that neither roads, schools, fragile areas nor the solid waste collection and disposal systems will present any constraints to this level of development.

EMPLOYMENT

As noted in Chapter II, employment opportunities within Gates County remained fairly stable during the last decade. For that reason many county residents have sought employment outside of the County. Without a detailed economic base study it is impossible to forecast the number of jobs which may exist in Gates County ten years from now. But as one local official noted, it would only take the location of one small to medium sized industry in Gates County to make percentage increases in employment seem very large. For example, in 1978 the N.C. Employment Security Commission reported 140 manufacturing jobs in Gates County. If an industry which would employ 100 were to locate in Gates County, that figure would represent an increase of 75% over the 1978 total. While this possibility may seem remote to some Gates Countians, it is not at all "impossible". The County's water system could accommodate such an industry as long as it did not require large amounts of water as part of its manufacturing process. Also, it could not require treatment of toxic wastes or wastes in sufficient quantity to require a sewer system or treatment plant.

Summary

Population and employment growth in Gates County over the next ten years is expected to, at least, repeat the growth of the last ten years. While no new industries have located in Gates County in the past ten years, it is not impossible that new industry could locate in the County during the next ten years. The questions for the County to consider are...If a new industry did locate in Gates County, where would be the best location?...If large numbers of mobile homes began to develop in the County, what would be the County's best course of action to ensure that those developments would be assets, rather than unsightly liabilities to the County?...What if Tidewater developers, for example found the state-line communities of Gates County attractive for workers in the Tidewater area, what would the County's position be on large mobile homes parks, or even subdivisions? These and many other questions are discussed in the following chapter under "Development Issues".

DEVELOPMENT ISSUES

INTRODUCTION

The questions raised in the last chapter, and preceding chapters, are those that most of the coastal area counties and towns are asking. Because of this the Coastal Area Management Act of 1974 (and amendments thereto) requires each locality preparing such a plan as this to discuss these various development issues and make decisions as to what direction that locality will take in response to those issues. It is the purpose of this chapter to discuss those issues and to examine the alternative approaches that Gates County might take to either resolve existing problems, "head off" potential new problems or to maintain the "status quo". The following, then, represents the consideration of those issues required in the CAMA Act by Gates County. It also presents the County's choice of approaches to each problem and the policies it has adopted relative to each issue.

Issue - Pollution of Chowan River

Problem - Excessive algae bloom in river annually due to pollution from identified point sources and unidentified non-point sources.

Situation Statement - Gates County's shoreline on the Chowan River is made up almost totally of broad swamps. Because of this, access to the river is limited to a few points. Commercial fishing activities by residents of Gates County is insignificant. The river's value to Gates County as a natural resource is therefore limited to its use for recreation purposes. Local technical advisors such as local soils scientist, health department staff, etc., state that pollution of the Chowan River by non-point sources (agricultural run-off, etc.) by Gates County residents is in their opinion minimal to non-existent, due to the buffer provided by the broad swamps all along the river.

Policy Statement - It has been the policy of Gates County to cooperate with other local units of governments and with state and federal agencies in efforts to identify sources of pollution which result in the annual algae bloom and its inherent problems. Gates County shall continue this policy even though little or none of the pollution problem is believed to originate from Gates County. This policy is considered in the best interest of Gates Countians because of the Chowan River's value to the County as a natural resource and for its recreation potential for the residents of Gates County.

Issue - Impact on U.S. 13 from four-laning of U.S. 17

Problem - The Coastal Resources Commission has requested each of the units of government in the twenty coastal counties to discuss what impact(s), if any, would take place if U.S. 17 were to be widened to 4 lanes in their vicinity.

Situation Statement - The closest access to U.S. 17 from Gatesville is at Edenton - some 28-30 miles distance. U.S. 13 via N.C. 158 and N.C. 32 from U.S. 17 in Edenton is approximately 40 miles away. While both highways serve as north-south access to the Virginia-Tidewater area, U.S. 17 carries much larger volumes of traffic each day, especially tourist traffic. Because of this, very little impact on U.S. 13 can be foreseen should U.S. 17 be widened to 4 lanes. Gates County recognizes the obvious benefits which would occur in those counties and communities presently served by U.S. 17 should it be widened. The County therefore endorses this project so that its neighboring counties can reap the economic benefits which are inherent in such an expenditure of public funds. However, because no direct or indirect impact is expected in Gates County, no policy statement is considered necessary at this time.

Policy Statement - None

RESOURCE PROTECTION AND MANAGEMENT

Issue - Loss of Productive Agricultural Lands to Urbanization

Problem - Unlike more urbanized counties, Gates County has not experienced any significant loss of productive agricultural lands to urban development. Moreover, none is expected during the next five to ten years.

Situation Statement - While productive agricultural lands are not being lost to urban development in Gates County, there has been a reduction of the total number of acres in farm land over the past 10-20 years. This trend is also apparent in neighboring counties, reflecting the national trend of farmers seeking new full-time employment off the farm. This is also due to the fact that many small farm owners (predominant in Gates County) cannot afford the high costs of mechanization required to use modern farm technology, thereby increasing productivity. The loss of productive agricultural lands in Gates County is due to the changing economy rather than urban development. While Gates County encourages investment by farmers in modern farm technology, where feasible, it does not consider it necessary to adopt a policy in that regard.

Policy Statement - None

Issue - Commercial Forest Lands

Situation Statement - The North Carolina Forest Service reports that at the end of 1979 approximately 156,206 acres of land in Gates County were being used for commercial forest production and public and private woodlands. This represents approximately 71% of the total area of the County. Forest lands, while a valuable natural and economic resource, are taxed at very low rates and therefore contribute only minimal real property tax revenues to the County. Each year more productive farm land in Gates County is placed into

forest production, thereby decreasing tax revenues. The protection of commercial forest lands is not considered to be a worthwhile goal by Gates County because a large portion of the 156,206 acres in forest lands are held by large wood and pulp corporations. The County believes that these corporations will protect these lands as a matter of good business practice. While these lands produce very few jobs within the County, the large wood and pulp corporations do employ Gates Countians in other counties. Therefore, some income is derived from these lands in an indirect manner. Because the County does not consider protection of these forest lands a priority consideration, it has chosen not to adopt a policy on this issue.

Policy Statement - None

Issue - Existing and Potential Mineral Protection

Situation Statement - No existing or potentially marketable deposits of any minerals have been identified in Gates County. Therefore, no policy statement on this issue is needed.

Policy Statement - None

Issue - Commercial & Recreational Fisheries

Situation Statement - There are no commercial fishing operations in Gates County. The only commercial fishing is done on a part-time basis by a few Gates Countians. This consists of herring fishing in the Chowan River during a 30-40 day period each year. There are no commercial fishing facilities located in Gates County. Recreational fishing does take place in the County, but access to the Chowan River is limited due to the sizable swamps between the river and higher land. There is one public boat ramp, near Gatesville on the Chowan River. It was built by the N.C. Wildlife Resources Commission. Because of the amount of fill which would be required to construct another boat ramp in any of the swamps along the Chowan River, and because fill in swamps is contrary to Corps of Engineers regulations, the potential for new boat ramps is slight, at best. Because of this recreational fishing is not expected to increase during the planning period. Although no policy statement on this issue is considered necessary, the County passively encourages commercial fishing.

Policy Statement - None

Issue - Off-road Vehicles

Situation Statement - Off-road vehicles in Gates County are used off-the-road on private property, generally during hunting season. They pose no threat to the environment of Gates County, therefore no policy statement is considered necessary.

Policy Statement - None

Hurricane & Flood Evacuation Plan

Because of its distance from the coast and because of the historically few hurricane or flood emergencies which have occurred over the past several years, Gates County does not consider a hurricane or flood emergency evacuation plan necessary. Therefore, no policy on this issue is considered necessary.

Policy Statement - None

Merchants Millpond

Merchants Millpond lies near the geographic center of Gates County, between Gatesville and Sunbury. Approximately 3,000 acres, including the Millpond, Lassiter Swamp and adjoining lands are under consideration for natural area designation. The North Carolina Department of Natural Resources and Community Development has already acquired approximately 2,100 acres, which now forms Merchants Millpond State Park. Most of the area is standing water, swamp, or upland hardwood forest.

The area is significant because of the diversity of aquatic and wetland plants and the abundant wildlife. Probably the largest baldcypress trees in the state are located within this area as well as a number of other outstanding tree types. The N.C. Natural Heritage Program lists five species of endangered or threatened plant species, nine species of endangered or threatened birds, and fourteen species of birds of special concern in the proposed natural area. Wintering waterfowl, bobcat, river otter, mink, muskrat, deer, gray fox, raccoon and beaver are found within the park area.

Although most of the area is protected by its State Park status, silt and nutrients from adjoining farm fields and timber tracts greatly accelerate eutrophication of the Millpond. Better agricultural and timber harvesting practices could remedy this problem. Presently, the predominant use of the area is by fishermen. However, the master plan for the state park proposes facilities to accommodate 1,750 day users and 800 overnight users per day. It is expected that heaviest use will occur in spring and fall seasons on the weekends.

Policy Statement - Gates County recognizes the natural, recreational and tourist value of the Merchants Millpond area and supports preservation of its natural features as well as development of its recreational and tourist features. Yet, in view of the State's plans to acquire and protect the area, it shall be the County's policy to support the State's plan for Merchants Millpond.

ECONOMIC AND COMMUNITY DEVELOPMENT

Issue - Types of development to be encouraged and capacity of the county-wide systems to service new development.

Situation Statement - Gates Countians have, through the survey results, stated that they wish to preserve the rural character of Gates County. Past trends would indicate that future development will most likely take place as it has in the past. However, the county-wide water system is now operational along many roads. The traditional patterns of linear

development along county roads would appear to be inappropriate along those roads not presently served by the water system.

Ideally, new developments should be located in or near existing communities such as Gatesville, Eure, Corapeake, Sunbury, Roduco and Gates. Realistically, only new development will take place in those communities near the Virginia state line, like Corapeake, Wiggins Crossroads, Gates and Reynoldson and near Chowan and Hertford County lines. While the existing water system capacity is sufficient to accommodate new growth, a major development, such as a large mobile home park or subdivision, might cause problems in water line pressures, especially near the ends of lines and on lines which are less than 6 inches in size. Therefore, there are restrictions on the number of mobile homes which can develop along the various water lines. The County's position, then, is not to discourage mobile home development (although very little tax revenues are produced when compared to a single family home). However, due to necessity, the County has set limitations on large concentrations of mobile homes in its "Rules and Regulations of Gates County Water System", 1980. There are no constraints to development caused by other systems within Gates County. Roads, schools, solid waste and other such systems have sufficient capacity to accommodate the growth expected over the next ten years.

Policy Alternatives - Gates County could choose to discourage all types of development. But discouraging potential industry would not fulfill the needs for employment for county residents. Also those future residents who chose to reside in Gates County and work elsewhere would not be permitted to enjoy the County's rural character, which is so treasured by existing residents.

Gates County could choose to control any future development through enforcement of the existing Mobile Home Ordinance and by adopting subdivision regulations and a zoning ordinance. Any of the three regulations would require additional County personnel to administer them. The County is aware that it must adopt state building codes in the near future. Enforcement of these codes will require a building inspector, who could also be utilized to act as administrator of one or more of the ordinances named above.

The County could choose to maintain the "status quo" by neither encouraging nor discouraging growth, with the exception of trying to attract small industries. This would include not enforcing the mobile home ordinance, but enforcing the water system rules and regulations. The result of this alternative would, five years from now, be an extension of existing development patterns.

Alternative Choice - The County has chosen a combination of two alternatives given above. Because of the slow development rate in Gates County, the County does not feel there is now, nor will there be in the 5-year planning period, sufficient need for either subdivision regulations or a zoning ordinance. However, as soon as a building inspector has been appointed, he will also act as the administrator of the Mobile Home Ordinance. The County Manager will continue to administer the "Rules & Regulations of Gates County Water System". The combination of these three codes, when fully enforced, should provide the County adequate control over future development to meet the growth objectives expressed

by county residents through the land use survey.

Policy Statement - It has been the unofficial policy of Gates County to encourage new developments within the County. However, it shall be the policy of Gates County henceforth to encourage single-family subdivisions of 5 or more homes in or near existing communities where water lines are of sufficient size to accommodate them. Individual new homes will be served by existing water lines, where available. While mobile homes and mobile home parks are neither encouraged nor discouraged, any new such developments must conform to the County's mobile home ordinance and the water system rules and regulations. Small, non-water, intensive industries are actively encouraged to locate in or near existing communities so they may also be served by existing water lines. When a new industry considers a site more suitable where no water lines exist, it must bear the cost of providing a water line from such a site to the nearest 6 inch water line. The County especially encourages new industries which would use forest or agricultural products.

Issue - Redevelopment of Developed Areas

Situation Statement - Because of the very low density of developments within Gates County, and, because of the limited financial resources available for any redevelopment projects, the County does not intend to redevelop any developed areas within the County. Therefore, no policy statement will be made. However, the County does encourage individual property owners to maintain their homes, out buildings, businesses and/or rental property in such condition and appearance that Gates County will project a positive image to travelers through the County. Maintenance of property is also encouraged to protect the health, safety, and general welfare of the residents of Gates County.

Policy Statement - None .

COMMITMENT TO STATE AND FEDERAL PROGRAMS

Gates County has availed itself of various state and federal programs in the past, the most recent being the participation by the Farmers Home Administration in the development of the county water system. It shall be the policy of Gates County to continue its commitments to state and federal programs in the area (i.e., channel maintenance, dredge and fill operations, highway improvements and erosion control) wherever applicable.

WATER ACCESS

As discussed in various preceding sections of this document, there are only a few points of access to the Chowan River due to the expanse of the wooded swamps along its banks. Where access is available, it is available to the public. Therefore, Gates County considers it unnecessary to adopt a policy on water access.

ENERGY FACILITY SITING

Gates County considers the possibility of the siting of an energy facility to be very remote. Therefore, no policy on this issue is considered necessary. However, should this become an issue in the future, a policy will be developed at the appropriate time.

CITIZEN PARTICIPATION POLICY

When Gates County updates its Land Use Plan in the future, an appropriate citizen participation plan will be developed and carried out. Since few new development issues are expected until then, ongoing public participation will occur through regular and special planning board and county commissioner meetings.

LAND CLASSIFICATION

INTRODUCTION

A land classification system has been developed by the North Carolina Coastal Resources Commission as a means of assisting in the implementation of the policies developed within local CAMA Land Use Plans, such as this one. By showing land classifications on a map and describing them in narrative form, Gates County specifies those areas where the policies described in the last chapter will apply. It should also be noted that the various land classifications also show areas which come under the purview of various state and federal statutes and regulations. (See "Current Plans and Policies".) Although certain areas are outlined on the Land Classification Map, it must be remembered that land classification is merely a tool to help implement policies and not a strict regulatory mechanism.

The designation of land classes permits Gates County to illustrate its policy statements as to where and to what density it wants growth to occur, and where it wants to conserve natural and cultural resources by guiding growth.

LAND CLASSIFICATIONS

There are five broad classes within the land classification system. These are used by all 20 coastal counties. They are defined as follows:

Developed Land - Areas classified as developed include those lands already developed for urban purposes with a density at or approaching 500 dwelling units per square mile. These areas usually have already been provided with typical urban services (i.e., public water, recreational facilities, police and fire protection).

There are no areas within Gates County which meet the density criteria stated in the definition above. Therefore, no land areas are so classified on the Land Classification Map.

Transition Land - Land classified as transition are those developable lands which will be needed to meet anticipated population and economic growth. These areas must either be served or be readily served by public water, sewer and other urban services including public streets, and be generally free of severe physical limitations for urban development. Lands classified as transition are the only areas which would be under active consideration by Gates County for intensive urban development requiring urban services. These are the areas where detailed land use and public investment planning will occur.

State and federal expenditures on projects associated with urban development, such as water, sewer, urban streets, etc., would be guided to these areas by the County. There are no areas within the planning jurisdiction of Gates County which meet any of the criteria of the transition classification. Therefore, none are shown on the Land Classification Map.

Community Land - Lands classified as community are those areas within the planning jurisdiction needed to provide for clustered land development to help meet housing, shopping, employment and public service needs within the rural areas of the County. These areas are characterized by small groupings of mixed land uses, such as residences, small stores, churches, schools, etc., which are suitable for small clusters of rural development not requiring public sewer service.

The areas so designated in Gates County are shown on the Land Classification Map. While almost all of the areas shown as community are already served by the county water system, none of them meet both the density criteria of 500 dwelling units per square mile and the need for public sewer service.

Rural Land - Lands classified as rural are all other agricultural and forested areas which are not classified as either transitional, community or conservation. These lands are best suited for agriculture, forestry management and other low intensity uses. Residences may be located within "rural" areas where urban services are not required and where natural resources will not be permanently impaired. Areas classified as rural are shown on the Land Classification Map.

Conservation Land - Lands classified as conservation are those lands which contain: major wetlands, wooded swamps, essentially undeveloped shorelands that are unique, fragile or hazardous for development, necessary wildlife habitats, publicly owned water supply watersheds and aquifers and forest lands that are undeveloped and will remain undeveloped for commercial purposes.

While lands classified as conservation are generally not considered suitable for urban development, there are certain uses which may be permitted. It must be pointed out that because of the small scale of the Land Classification Map shown in this document, it is impossible to pinpoint each parcel of land which may exist within the conservation areas that may not meet the criteria of the conservation classification. Therefore, determination of whether or not a certain parcel of land meets this classification should be made by determining that it is not: 1) in the flood plain of a continuously flowing stream of water; 2) on soils which have severe limitations for septic tanks, building foundations or poor drainage; 3) in an area considered to be an unique natural or cultural resource which would suffer irreparable damage as a result of development and/or in areas which would otherwise be hazardous to developments, or which would be detrimental to the surrounding environment. If a parcel has all of these characteristics, it will be identified as in the conservation land class. If a parcel has no more than one of these characteristics, it will be identified not to be in the conservation land class. These determinations will be made on a case-by-case basis, should they arise. The Planning Board will have the responsibility of making these determinations with the advice and assistance of the local Health Department, Soil Conservation Service and the Office of Coastal Management. References will be made to the most recent detailed soils analysis, flood plain studies and local, state and federal regulations.

Summary

All land in Gates County has been classified in this chapter and on the Land Classification Map. These classifications will remain in effect until such time as this document is updated (roughly 5 years from the date of publication). The land classification and the other parts of this study will be used in making decisions regarding future development proposals. It will also be used by state and federal agencies in making determinations on funding requests made by the County or municipalities therein. Should a major event take place during the next five years which has not been anticipated (i.e., location of a major industry, discovery of a major mineral deposit, etc.) as part of this study, application for funds to update this document will be sought in order to maintain its validity and utility as local guide for development decision-making.

APPENDIX A

GATES COUNTY

Circle one please

CHARACTERISTICS OF PERSON FILLING OUT QUESTIONNAIRES

1. Male Female
33% 67%
2. White Non-White
40% 52% No response - 8%
3. Age - 17 or below 17-25 26-40 41-55 56+
8% 23% 44% 19% 4% No response 2%
4. Do you live on a farm? Yes No
15% 85%
5. Number of family living at home 1-2 3-5 6-8 9+
10% 58% 27% 0% No response 4%
6. Education Grammar School 10%
Junior High 4%
High School 67%
College 8%
No response 10%
7. Income (your income per year)
Under 3,000 - 23%
3,000 - 4,999 - 8%
5,000 - 6,999 - 13%
7,000 - 8,999 - 8%
9,000 - 10,999 - 4%
11,000 - 12,999 - 4%
13,000 - 15,000 - 8%
Over 15,000 - 19%
No response - 13%
8. In which community do you live? Not tabulated
9. Where is most of your income derived from:
a. Gates County - 23%
b. Gatesville - 10%
c. Adjacent counties - 9%
d. Tidewater Virginia - 29%
e. Other - 8%
No response - 21%
10. Are you employed student retired unemployed
46% 27% 0% 25% No response 2%
11. Have you ever used the North Carolina Employment Security Commission's Services? Yes 13% No 75% Were you satisfied Yes No
No response - 12%

LAW ENFORCEMENT

12. Is fire protection adequate? No problem - 27%
Slight problem - 27%
Moderate problem - 23%
Severe problem - 19%
No response - 5%
13. Are drugs a problem in your community or schools? No problem - 21%
Slight problem - 42%
Moderate problem - 31%
No response - 6%
14. Is police and sheriff protection adequate? No problem - 33%
Slight problem - 25%
Moderate problem - 19%
Severe problem - 17%
No response - 7%
15. Is youth counseling service adequate? No problem - 27%
Slight problem - 33%
Moderate problem - 8%
Severe problem - 17%
No response - 13%

ENVIRONMENTAL CONSIDERATIONS

16. Is pollution a problem in the county?
- | | |
|------------------|-------|
| No problem | - 40% |
| Slight problem | - 23% |
| Moderate problem | - 2% |
| Severe problem | - 21% |
| No response | - 15% |

If so, where _____

17. Should pollution be regulated?
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 75% | 10% | No response - 15% |
18. I prefer jobs over clean air and water
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 44% | 42% | No response - 15% |
19. Large developments should be required to file an environmental impact statement.
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 73% | 6% | No response - 21% |
20. Do you agree that all precautions must be taken to keep the water quality of the Chowan River at its best even if it is very costly?
- | | | |
|-----|----|-------------------|
| Yes | No | |
| 79% | 4% | No response - 17% |

LAND USE PLANNING

21. Is long range planning in the county adequate?
- | | |
|------------------|-------|
| No problem | - 16% |
| Slight problem | - 34% |
| Moderate problem | - 11% |
| Severe problem | - 17% |
| No response | - 23% |
22. Future development should be planned for.
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 86% | 0% | No response - 14% |
23. Growth should occur at a controlled rate.
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 65% | 19% | No response - 17% |
24. A person should be able to do anything with his land no matter how it affects those around him.
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 13% | 71% | No response - 17% |
25. There is danger in rapid development.
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 56% | 29% | No response - 15% |
26. Home development should be controlled.
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 54% | 29% | No response - 17% |
27. Should there be some restrictive zoning of land in parts of the county?
- | | | |
|-----|-----|-------------------|
| Yes | No | |
| 50% | 31% | No response - 17% |
28. The present population should be maintained.
- | | | |
|-------|----------|-------------------|
| Agree | Disagree | |
| 49% | 31% | No response - 22% |
29. What size community do you prefer?
- | | |
|---|-------|
| Country | - 23% |
| Near small town of 10,000 | - 34% |
| Near small town of 10,000 - 50,000 | - 11% |
| Near medium sized town 50,000 - 200,000 | - 16% |
| Near metropolitan area over 200,000 | - 0% |
| No response | - 16% |
30. In your opinion, which of the following should the county adopt as its policy for county population?
- | | |
|------------------------------------|-------|
| Remain the same size in population | - 21% |
| Small increase in population | - 38% |
| Substantial increase in population | - 17% |
| Reduce population | - 4% |
| No response | - 21% |
31. Where do you prefer your home to be located?
- | | |
|-----------------------|-------|
| Near downtown | - 8% |
| In City limits | - 12% |
| In 15 minutes of town | - 34% |
| Over 15 minutes away | - 18% |
| Over 30 minutes away | - 13% |
| No response | - 15% |
32. In choosing a community in which to live, how important would the availability of shopping facilities be?
- | | |
|---------------------|-------|
| No importance | - 8% |
| Slight importance | - 13% |
| Moderate importance | - 29% |
| Great importance | - 33% |
| No response | - 16% |

33. Do you feel the following are adequate in Gates County.

A%	D%		Agree Strongly	Agree	Neutral	Disag.	Disagree Strongly	
48%	34%	1) Road maintenance & upgrading	10%	38%	8%	15%	19%	No Res.10
45%	35%	2) Water facilities	14%	31%	9%	12%	23%	No Res.11
32%	42%	3) Sewer facilities	11%	21%	12%	21%	21%	No Res.15
35%	32%	4) Fire protection	10%	25%	17%	19%	13%	No Res.16
27%	19%	5) Historic preservation	10%	17%	31%	11%	8%	No Res.27
41%	23%	6) Electrical utilities	8%	33%	15%	13%	10%	No Res.21
18%	42%	7) Storm water drainage & flooding control	4%	14%	25%	19%	23%	No Res.15
11%	22%	8) Community appearance	1%	10%	33%	14%	8%	No Res.32
50%	23%	9) Protection of the natural environment & wildlife	6%	44%	13%	10%	13%	No Res.15
27%	45%	10) Proper housing	6%	21%	1%	31%	14%	No Res.26
27%	38%	11) Planning & community development	6%	21%	17%	19%	19%	No Res.17
30%	27%	12) Zoning & land use controls	2%	25%	23%	15%	12%	No Res.23
27%	25%	13) Relationship between the county & towns	6%	21%	12%	15%	10%	No Res.23
31%	23%	14) Code enforcement & inspection	10%	21%	23%	17%	6%	No Res.23
23%	36%	15) Refuse collection or disposal	7%	16%	21%	23%	13%	No Res.20

34. Regarding county and town as a place to work -- Indicate the degree of encouragement or discouragement you believe should be given the following:

E%	D%		Encourage Strongly	Encourage Moderately	No Change	Moderately	Discourage Strongly	No
54%	7%	1) Agriculture & Related	23%	31%	17%	1%	6%	22%
41%	9%	2) Fishing Industry & Related	12%	29%	25%	1%	8%	24%
33%	16%	3) Tourism & Related	12%	21%	31%	1%	15%	19%
42%	15%	4) Forestry & Related	17%	25%	23%	8%	7%	21%
48%	21%	5) Construction & Related	21%	27%	12%	8%	13%	19%
45%	11%	6) Research/Development Industry	25%	20%	19%	0%	11%	25%
50%	14%	7) Light Industry (warehousing, assembly, etc.)	23%	27%	19%	1%	13%	18%
37%	23%	8) Heavy Industry (conversion of raw materials)	21%	16%	23%	4%	19%	16%

EDUCATIONAL FACILITIES

35. Are schools adequate?
- No problem - 25%
 - Slight problem - 33%
 - Moderate problem - 6%
 - Severe problem - 6%
 - No Response - 29%
36. Is the kindergarten program adequate?
- No problem - 48%
 - Slight problem - 22%
 - Moderate problem - 6%
 - Severe problem - 7%
 - No Response - 16%
37. Is vocational education adequate?
- No problem - 31%
 - Slight problem - 32%
 - Moderate problem - 15%
 - Severe problem - 11%
 - No Response - 11%
38. Is the adult education program adequate?
- No problem - 38%
 - Slight problem - 26%
 - Moderate problem - 16%
 - Severe problem - 8%
 - No Response - 11%

COMMUNITY FACILITIES

39. Is garbage collection and disposal adequate?
- | | | |
|------------------|---|-----|
| No problem | - | 33% |
| Slight problem | - | 29% |
| Moderate problem | - | 4% |
| Severe problem | - | 32% |
| No Response | - | 2% |

CULTURAL ACTIVITIES

40. Are cultural opportunities adequate?
- | | | |
|------------------|---|-----|
| No problem | - | 18% |
| Slight problem | - | 35% |
| Moderate problem | - | 15% |
| Severe problem | - | 25% |
| No Response | - | 7% |
41. Should more or less cultural programs and activity benefits be organized for retirement aged persons?
- | | | | |
|------|------|------|---------------------|
| More | Less | Same | If more, What type? |
| 46% | 10% | 29% | No response - 14% |

SOCIAL SERVICES

42. Are the following social service functions adequate?

	YES	NO	No Response
1) Medical	50%	31%	19%
2) Transportation (Social Services and Health related)	52%	31%	17%
3) Homemaker (In-home care)	40%	41%	19%
4) Placement of child custody in the county	35%	43%	22%
5) Food Stamps - do they reach the public adequately	41%	46%	12%
6) County Poor & Emergency fund	27%	48%	25%
7) Aid to families with dependent children AFDC	47%	33%	20%
8) Handicap services	29%	48%	22%
9) Elderly services	29%	50%	21%

If you have any recommendation to the county concerning Social Services please comment:

43. Are Social Services to children and youth adequate?

	Yes	No	No Response
1) Health	60%	10%	27%
2) Transportation	44%	24%	32%
3) Family Planning	56%	19%	25%
4) Day Care	54%	18%	28%
5) Foster Care	29%	38%	34%
6) Adoption	36%	27%	37%
7) Child abuse	40%	30%	31%
8) Child neglect	31%	37%	32%

44. Do you think that Public Housing is needed in Gates County?
- | | | | | | |
|-----|-----|----|-----|-------------|-------|
| Yes | 48% | No | 35% | No response | - 17% |
|-----|-----|----|-----|-------------|-------|

GENERAL QUESTIONS

45. Are Water Services adequate?
- | | | |
|------------------|---|-----|
| No Problem | - | 25% |
| Slight Problem | - | 33% |
| Moderate Problem | - | 10% |
| Severe Problem | - | 17% |
| No Response | - | 15% |
46. Are the present individual septic tanks adequate?
- | | | |
|------------------|---|-----|
| No problem | - | 27% |
| Slight problem | - | 31% |
| Moderate problem | - | 6% |
| Severe problem | - | 21% |
| No Response | - | 15% |

47. Are libraries adequate? No problem - 40%
Slight problem - 34%
Moderate problem - 4%
Severe problem - 15%
- 8%
48. Should the Trash Disposal System be improved in the county? Yes No No Response
If yes, what could be done to improve it? 54% 34% 12%
-
49. Do you believe that the water lines in Gatesville and Gates County are sufficient or would you like to see the system expanded. Sufficient Expanded
If so, where? Sufficient - 31%, Expanded - 46%, No Response - 23%
-

RECREATION

50. Are tourist facilities adequate? No problem - 21%
Slight problem - 19%
Moderate problem - 15%
Severe problem - 35%
No Response - 10%
51. Are recreation facilities adequate? No problem - 18%
Slight problem - 29%
Moderate problem - 10%
Severe problem - 31%
No Response - 11%
52. When choosing a community in which to live, how important would the availability of recreational facilities be?
Not important - 11%
Slight importance - 27%
Moderate importance - 25%
Great importance - 25%
No Response - 12%
53. Should recreation be expanded to develop more public recreation facilities and programs? Yes No If yes, what should be done?
54% 29% No Response - 17%
-
54. Should more or less development of the public parks in the county be developed?
More Same Less No Response
69% 15% 4% 12%
55. Should more or less funds be spent to develop tourist attractions in the county?
More Same Less No Response
44% 29% 11% 17%
56. Should more or less restrictions be placed in the county for preservation of wildlife? More Same Less If more, then what
17% 60% 4% No Response - 19%
-
57. Should more or less attention and funds be given for the preservation of historic sites? More Same Less No Response
29% 46% 10% 15%
58. Should more or less support be given to public libraries and museums?
More Same Less No Response
48% 35% 1% 16%
59. What, if any, recreational facilities would you like to see in Gates County?
(Please list)
Not tabulated
-
-
-
-
60. Do you think that a boat ramp with adequate parking should be provided to Gates County on the Chowan River? Agree - 81%
Disagree - 8%
No Response - 11%

INDUSTRIAL DEVELOPMENT AND EMPLOYMENT

61. Are employment opportunities adequate?
- | | | |
|------------------|---|-----|
| No problem | - | 13% |
| Slight problem | - | 17% |
| Moderate problem | - | 17% |
| Severe problem | - | 44% |
| No Response | - | |
62. Is unemployment a problem?
- | | | |
|------------------|---|-----|
| No problem | - | 12% |
| Slight problem | - | 16% |
| Moderate problem | - | 21% |
| Severe problem | - | 38% |
| No Response | - | 13% |
63. Is industrial development adequate?
- | | | |
|------------------|---|-----|
| No problem | - | 21% |
| Slight problem | - | 17% |
| Moderate problem | - | 14% |
| Severe problem | - | 40% |
| No Response | - | 9% |
64. When choosing a community in which to live, how important would job opportunities be?
- | | | |
|---------------------|---|-----|
| No importance | - | 1% |
| Slight importance | - | 13% |
| Moderate importance | - | 12% |
| Great importance | - | 58% |
| No Response | - | 16% |
65. If given the choice, I would choose jobs over clean air and water.
- | | | | |
|-------|----------|-------------|--|
| Agree | Disagree | No Response | |
| 38% | 48% | 15% | |
66. Some industries are not worth the problems they bring.
- | | | | |
|-------|----------|-------------|--|
| Agree | Disagree | No Response | |
| 77% | 12% | 11% | |
67. Economic development is more important than environmental considerations.
- | | | | |
|-------|----------|-------------|--|
| Agree | Disagree | No Response | |
| 27% | 56% | 17% | |
68. More industry will improve the life quality.
- | | | | |
|-------|----------|-------------|--|
| Agree | Disagree | No Response | |
| 54% | 29% | 17% | |
69. There is enough economic development in the county.
- | | | | |
|-------|----------|-------------|--|
| Agree | Disagree | No Response | |
| 21% | 60% | 19% | |
70. Should the county work toward some greater degree of industrial development?
- | | | | |
|-----|-----|-------------|--|
| Yes | No | No Response | |
| 73% | 15% | 12% | |
71. Should better private or public agricultural production and market areas be provided?
- | | | | |
|-----|-----|-------------|--|
| Yes | No | No Response | |
| 71% | 12% | 17% | |
72. Should more effort be made by the State Employment Security Commission to help in finding jobs for Gates County residents?
- | | | | |
|-----|----|-------------|--|
| Yes | No | No Response | |
| 79% | 8% | 13% | |

COMMUNITY RESPONSIBILITY AND PRIDE

73. Is government responsiveness a problem?
- | | | |
|------------------|---|-------|
| No problem | - | 16.8% |
| Slight problem | - | 27.2% |
| Moderate problem | - | 15% |
| Severe problem | - | 12.6% |
| No Response | - | 16% |
74. Is community pride and spirit adequate?
- | | | |
|------------------|---|-----|
| No problem | - | 17% |
| Slight problem | - | 38% |
| Moderate problem | - | 15% |
| Severe problem | - | 19% |
| No Response | - | 12% |
75. Is community participation adequate?
- | | | |
|------------------|---|-----|
| No problem | - | 16% |
| Slight problem | - | 39% |
| Moderate problem | - | 17% |
| Severe problem | - | 17% |
| No Response | - | 10% |
76. If you had the opportunity, how would you feel about leaving Gates County?
- | | | |
|-------------------|---|-----|
| Never leave | - | 31% |
| Reluctant | - | 25% |
| No difference | - | 13% |
| Happier elsewhere | - | 0% |
| Like to leave | - | 21% |
| No Response | - | 10% |

MEDICAL FACILITIES

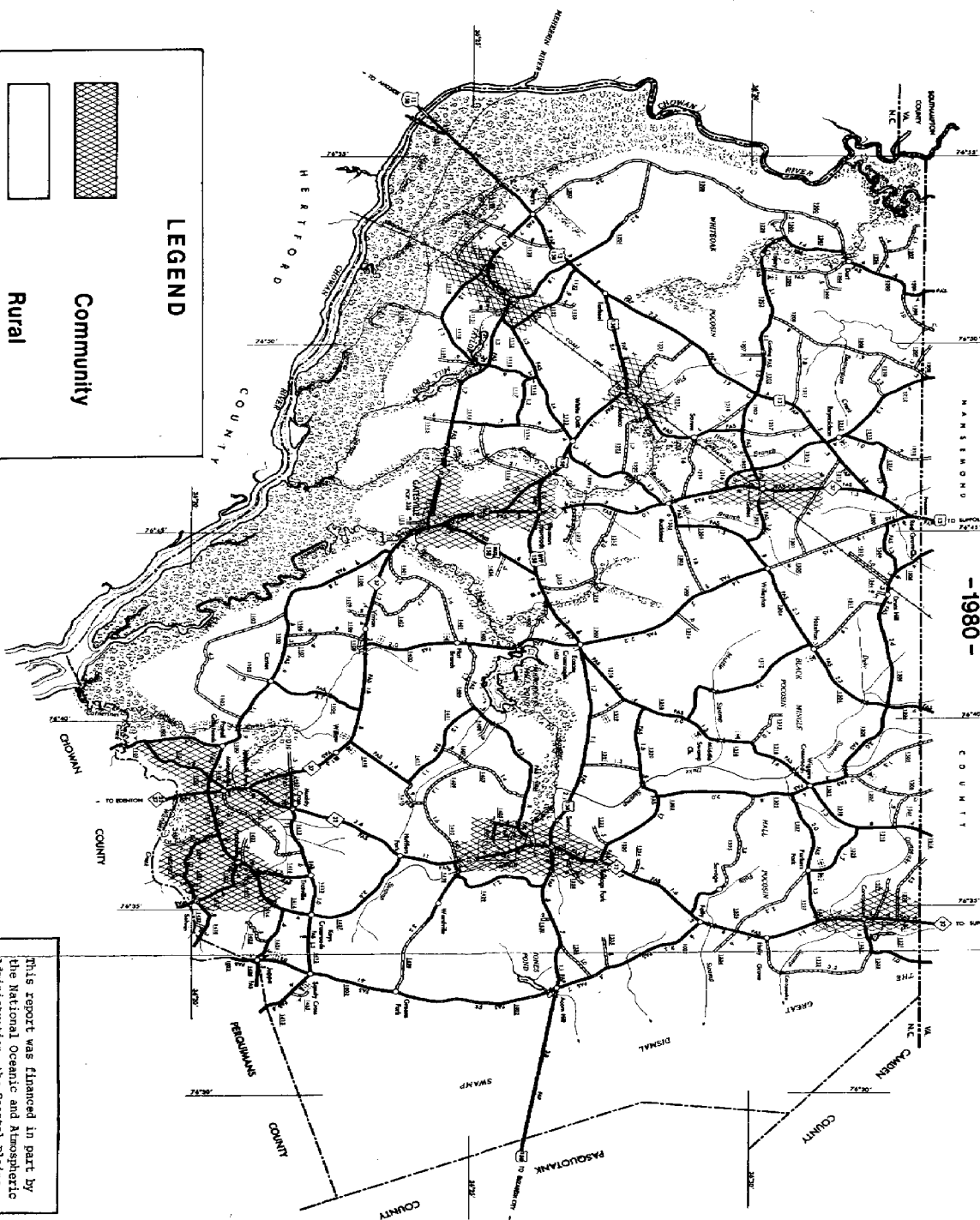
77. When choosing a community in which to live, how important would the quality of medical facilities be?
- | | |
|---------------------|-------|
| Not important | - 8% |
| Slight importance | - 9% |
| Moderate importance | - 19% |
| Great importance | - 54% |
| No Response | - 10% |
78. Are medical facilities and staff adequate?
- | | |
|------------------|-------|
| No problem | - 31% |
| Slight problem | - 33% |
| Moderate problem | - 12% |
| Severe problem | - 10% |
| No Response | - |

TRANSPORTATION

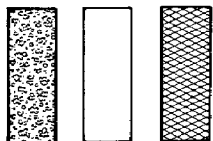
79. Is transportation adequate in the county?
- | | Yes | No |
|--------------------|-----|-----|
| 1) For all persons | 27% | 52% |
| 2) Handicapped | 21% | 46% |
| 3) Elderly | 19% | 48% |
| 4) Low Income | 13% | 54% |
80. Should public money be spent for airport facilities in the county?
- | | | |
|-----|-----|-------------|
| Yes | No | No Response |
| 16% | 66% | 17% |
81. Should the county have better access to bus and taxi services?
- | | | |
|-----|-----|-------------|
| Yes | No | No Response |
| 75% | 13% | 12% |
82. Are there any recommendations for better county transportation methods.
- Not tabulated
-
-
-
-
83. If U.S. Highway 17 is constructed into a four lane highway, the impact of such an action on U.S. 13 will certainly effect the residents of Gates County in a positive or a negative result. Do you agree or disagree that U.S. 17 should be four-laned and do you have any other comments?
- | | | |
|-------|----------|-------------|
| Agree | Disagree | No Response |
| 42% | 27% | 31% |
-
-
-
-
84. According to the progress that Gates County has made, number each block from #1 through #16 with the lowest numbers being those that you feel need improvement.
- | | |
|---------------------------------|----|
| 1. Recreation | 2 |
| 2. Cultural Activities | 8 |
| 3. Land Use Planning | 7 |
| 4. Environmental Considerations | 4 |
| 5. Community Facilities | 9 |
| 6. Medical Facilities | 11 |
| 7. Law Enforcement | 3 |
| 8. Social Services | 10 |
| 9. Industrial Development | 5 |
| 10. Employment | 1 |
| 11. Educational Facilities | 6 |
| 12. Others _____ (List) | |
| 13. _____ (") | |
| 14. _____ (") | |
| 15. _____ (") | |
| 16. _____ (") | |

85. What do you like most about Gates County? (Please list)

LAND CLASSIFICATION MAP **GATES COUNTY, NORTH CAROLINA** **-1980-**



LEGEND



Community

Rural

Conservation

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